

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MALONEY ANNE L TT			0 Water	0 Dead End	0 Average	Description	Code	Appraised	Assessed	
GIANCHETTI GINA TT			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	514,900	514,900	
44 JOSSELYN AVE		SUPPLEMENTAL DATA				RES LAND	1010	1,238,200	1,238,200	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1823 Total Acres .16 Chapter Lan		Cyclical 9 Exemption W District Res Exem						
GIS ID F_881068_2836465		Assoc Pid#						Total	1,753,100	1,753,100

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MALONEY ANNE L TT		LCC 134399	08-29-2022	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
MALONEY ANNE		LCC 133085	11-23-2021	Q	I	1,165,000	00	2023	1010	190,100	2022	1010	156,700
LINDQUIST INGRID VIRGINIA TT		LCC 98478	12-01-2000	U	I	100	1F		1010	1,028,700		1010	622,000
LINDQUIST INGRID VIRGINIA		LCC 98477	12-01-2000	U	I	100	1F		1010	8,600		1010	8,600
LINDQUIST INGRID VIRGINIA TRS		LCC 87922	04-27-1995	U	I	1	1F	Total		1,227,400	Total		787,300
								Total			Total		757,300

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	514,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	1,238,200
Special Land Value	0
Total Appraised Parcel Value	1,753,100
Valuation Method	C
Total Appraised Parcel Value	1,753,100

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0090				

NOTES							

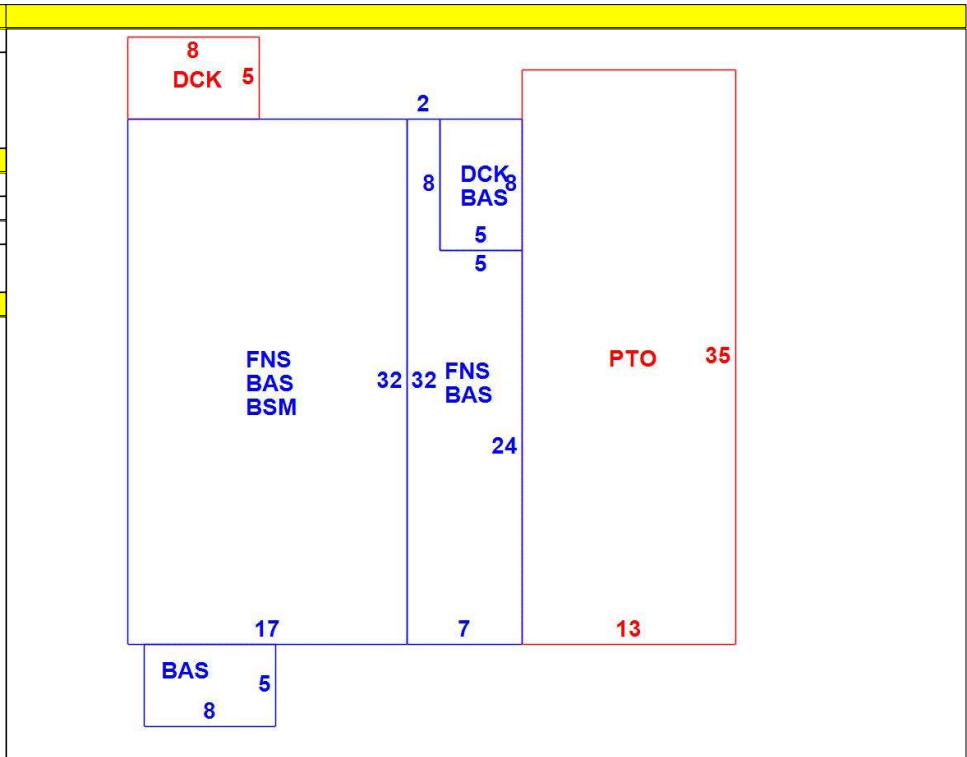
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
BPO-22-28	11-15-2022	BP	Bldg Permit	150,000	03-29-2023	100	03-23-2023	Raze existing garage & foundatio	03-29-2023	SJT	5		05	Measure - Under Construct
BPO-22-131	04-12-2022	RM	Remodel	175,000	03-29-2023	100	12-23-2022	RMDL HOME-PLAN #AZ-33 808	10-27-2016	JLF	10	1	00	Measure & Listed
BPO-22-31	02-15-2022	RM	Remodel	125,000		100		DEMO INTERIOR OF MAIN HO	04-12-2013	VGS			20	Field Review
2014-174	09-05-2014	MN	Maintenance	5,048		100		4 REPLACEMENT WINDOWS	04-14-2000	KP		1	00	Measure & Listed

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	1010	Single Family	RC	Primary	6,970	SF	34.66	1.00000	5	1.00	0090	3.661	L140	1.4000	177.65	1,238,200
Total Card Land Units					0.16	AC	Parcel Total Land Area					0.16	Total Land Value			1,238,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	768	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.9				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2	05	Drywall			
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas	Net Other Adj	396,279	
Heat Type	05	Hot Water	Replace Cost	26,535	
AC Type	01	None	Year Built	422,813	
Bedrooms	2		Effective Year Built	1930	
Full Baths	3		Depreciation Code	2008	
Half Baths	1		Remodel Rating	R	
Extra Fixtures	1		Year Remodeled		
Total Rooms	5		Depreciation %	13	
Bath Style	03	Modern	Functional Obsol		
Kitchen Style	03	Modern	External Obsol		
Extra Kitchens	0		Trend Factor	1.000	
Fireplaces	0		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	1		Percent Good	87	
Sq Ft Fin Bsmt	0		Cns Sect Rcnld	367,800	
FBM Quality			Dep % Ovr		
Foundation	05	Conc Block	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	768		Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

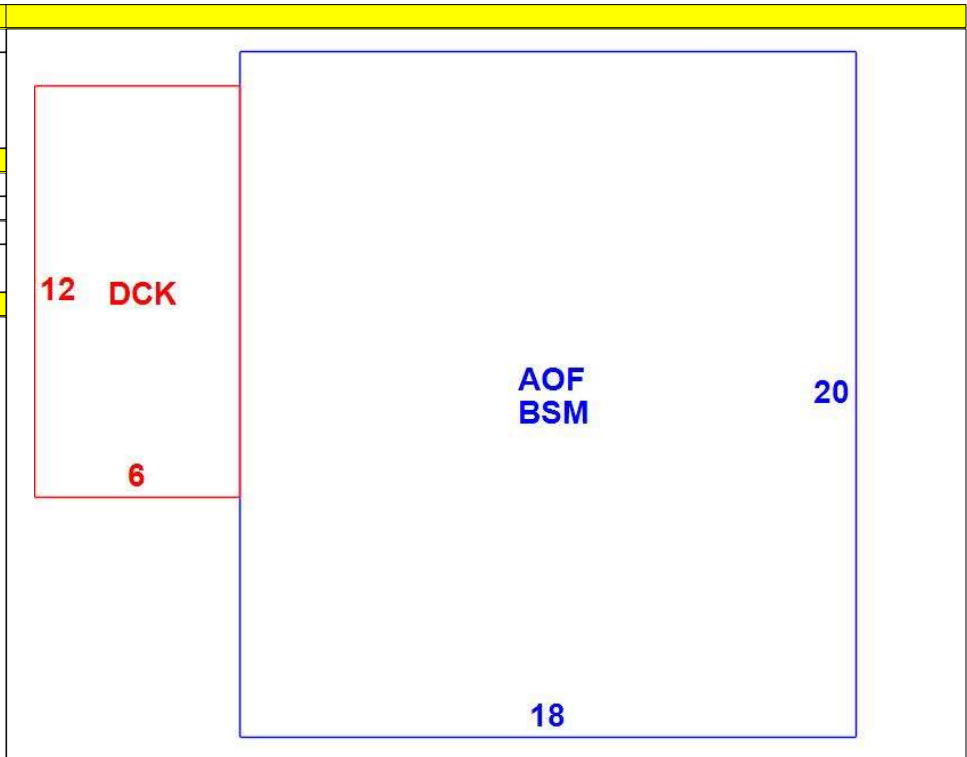
BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	808	808	808	247.21	199,746
BSM	Basement	0	544	109	49.53	26,946
DCK	Deck	0	80	8	24.72	1,978
FNS	Finished 90% Story	655	728	655	222.42	161,923
PTO	Patio	0	455	23	12.50	5,686
Ttl Gross Liv / Lease Area		1,463	2,615	1,603		396,279



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA						
MALONEY ANNE L TT GIANCHETTI GINA TT 44 JOSSELYN AVE DUXBURY MA 02332		0	Water	0	Dead End	0	Average	Description	Code		Appraised	Assessed				
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	514,900	514,900					
				0	Light			RES LAND	1010	1,238,200	1,238,200					
SUPPLEMENTAL DATA																
Alt Prcl ID				Cyclical 9												
Scnd Home				Exemption												
Tax Class T				W												
Tot Fin Area 1823				District												
Total Acres .16				Res Exem												
Chapter Lan																
GIS ID F_881068_2836465				Assoc Pid#												
									Total	1,753,100	1,753,100					
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MALONEY ANNE L TT		LCC 134399	08-29-2022	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed			
MALONEY ANNE		LCC 133085	11-23-2021	Q	I	1,165,000	00	2023	1010	190,100	2022	1010	156,700			
LINDQUIST INGRID VIRGINIA TT		LCC 98478	12-01-2000	U	I	100	1F		1010	1,028,700		1010	622,000			
LINDQUIST INGRID VIRGINIA		LCC 98477	12-01-2000	U	I	100	1F		1010	8,600		1010	8,600			
LINDQUIST INGRID VIRGINIA TRS		LCC 87922	04-27-1995	U	I	1	1F					1010	8,600			
									Total	1,227,400	Total	787,300	Total	757,300		
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
Total			0.00													
ASSESSING NEIGHBORHOOD																
Nbhd		Nbhd Name		B		Tracing		Batch								
0090																
NOTES																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result		
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
2	1010	Single Family			SF		0.00000		1.00		1.000		0.0000	0.00	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.16	Total Land Value			0

VISION

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area		
Model	01	Residential	Bsmt Type		
Grade	06	Good	Unfin Area		
Stories	2				
Occupancy			CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		137,572
Interior Floor 2			Replace Cost		9,570
Heat Fuel	03	Gas	Year Built		147,141
Heat Type	05	Hot Water	Effective Year Built		2022
AC Type			Depreciation Code		2021
Bedrooms	0		Remodel Rating		A
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		0
Extra Fixtures	0		Functional Obsol		
Total Rooms	1		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style			Condition		
Extra Kitchens	0		Condition %		
Fireplaces	0		Percent Good		100
Extra Openings	0		Cns Sect Rcnld		147,100
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area			Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
AOF	Office	360	360	360	313.37	112,815	
BSM	Basement	0	360	72	62.67	22,563	
DCK	Deck	0	72	7	30.47	2,194	
Ttl Gross Liv / Lease Area		360	792	439		137,572	

