

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
CORNETTA RICHARD R TT		0	Water	0	Private	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
RICHARD R CORNETTA JR LIVING T		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	478,700	478,700	
44 WIRT WAY				0	Light			RES LAND	1010	596,200	596,200	
DUXBURY MA 02332		SUPPLEMENTAL DATA						RESIDNTL	1010	50,500	50,500	
Alt Prcl ID		Cyclical		7								
Scnd Home		Exemption		W								
Tax Class T		District		W								
Tot Fin Area 1702		Res Exem										
Total Acres 1.19		Chapter Lan										
GIS ID F_874927_2831550		Assoc Pid#										
									Total	1,125,400	1,125,400	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CORNETTA RICHARD R TT		44109 0346	02-28-2014	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CORNETTA RICHARD R JR		44109 0324	02-28-2014	Q	I	690,000	00	2023	1010	367,500	2022	1010	336,000	2021	1010	304,000
EMERSON PAMELA & DWYER I & GOTT		43232 0033	06-20-2013	U	I	1	1A		1010	671,600		1010	574,500		1010	503,100
EMERSON PAMELA L		26934 0349	10-31-2003	U	I	1	1F		1010	32,400		1010	32,400		1010	32,400
EMERSON MICHAEL W C		15874 0202	02-09-1998	U	I	143,000	1L									
									Total	1,071,500	Total	942,900	Total	839,500		

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0070				

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)									478,700
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									50,500
Appraised Land Value (Bldg)									596,200
Special Land Value									0
Total Appraised Parcel Value									1,125,400
Valuation Method									C
Total Appraised Parcel Value									1,125,400

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
2017-237	07-25-2017	BP	Bldg Permit	32,400	05-18-2018	100		NEW PIER CONSITING OF STA	05-18-2018	SJD	5		01	Measure - No Entry
94	06-02-2004	NC	New Construct	120,000		100		SNGL FAM DWLING,DECK	06-16-2014	SJD	9		01	Measure - No Entry
93	03-23-2004	DM	Demolish	10,000	06-30-2004	100		DEMO EXISTING BLDG	04-12-2013	VGS			20	Field Review
91	03-23-2004	NC	New Construct	20,000	05-03-2005	100		FOUNDATION	03-17-2011	K-D	1	00		Measure & Listed
15180	10-28-1998	RM	Remodel	19,000		100		REPAIR PIER						

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	5,000 SF	45.00	1.00000	5	1.00	0070	1.389		W175	1.7500	546,900	
1	1010	Single Family	WP	Residual	1.075 AC	35,000.00	0.94397	5	1.00	0070	1.389		1.0000	1.05	49,300	
Total Card Land Units					1.19 AC	Parcel Total Land Area					1.19	Total Land Value				596,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	0	
Model	01	Residential	Bsmt Type	06	
Grade	07	Very Good	Unfin Area	0.00	None
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	04	Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	07	Propane			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	1				
Full Baths	2				
Half Baths	0				
Extra Fixtures	2				
Total Rooms	5				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	01	Posts Piers			
Bsmt Garage	0				
Bsmt Area	0				

CONDO DATA				
Parcel Id		C	Owne	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Net Other Adj	514,516
Replace Cost	23,360
Year Built	537,875
Effective Year Built	2004
Depreciation Code	2010
Remodel Rating	G
Year Remodeled	
Depreciation %	11
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	89
Cns Sect Rcnd	478,700
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
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
DCK1	Residential	L	720	58.00	2017	E	100	C	1.00	41,800
GNR	GENERATOR	L	1	12400.00	2022	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	817	817	817	274.85	224,551
FOP	Open Porch	0	104	16	42.28	4,398
FUS	Finished Upper Story	921	921	921	274.85	253,135
WDK	Deck	0	1,179	118	27.51	32,432
Ttl Gross Liv / Lease Area		1,738	3,021	1,872		514,516

