

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
MASTRANGELO DANIELLE  50 PINEWOOD LN  DUXBURY MA 02332			0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	243,200	243,200	
					0	Medium			RES LAND	1010	460,900	460,900	
<b>SUPPLEMENTAL DATA</b>													
Alt Prcl ID						Cyclical	7						
Scnd Home						Exemption							
Tax Class T						W							
Tot Fin Area 2018						District							
Total Acres .693						Res Exem							
Chapter Lan													
GIS ID F_874695_2834570						Assoc Pid#							
Total										705,000	705,000		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MASTRANGELO DANIELLE	48460	0107	05-24-2017	U	I	423,000	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
DUCHARME ELAINE M & RONALD G	13957	0256	11-14-1995	Q	I	180,000	00	2023	1010	262,100	2022	1010	228,100	2021	1010	226,800
FEDERAL HOME LOAN MORTGAGE CO	13788	0271	08-28-1995	U	I	160,000	1L		1010	450,600		1010	381,200		1010	289,400
									1010	600		1010	600		1010	600
Total										713,300	Total	609,900	Total	516,800		

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						APPRAISED VALUE SUMMARY									
Nbhd	Nbhd Name	B	Tracing	Batch											
0070															
NOTES															
Total Appraised Parcel Value										705,000					

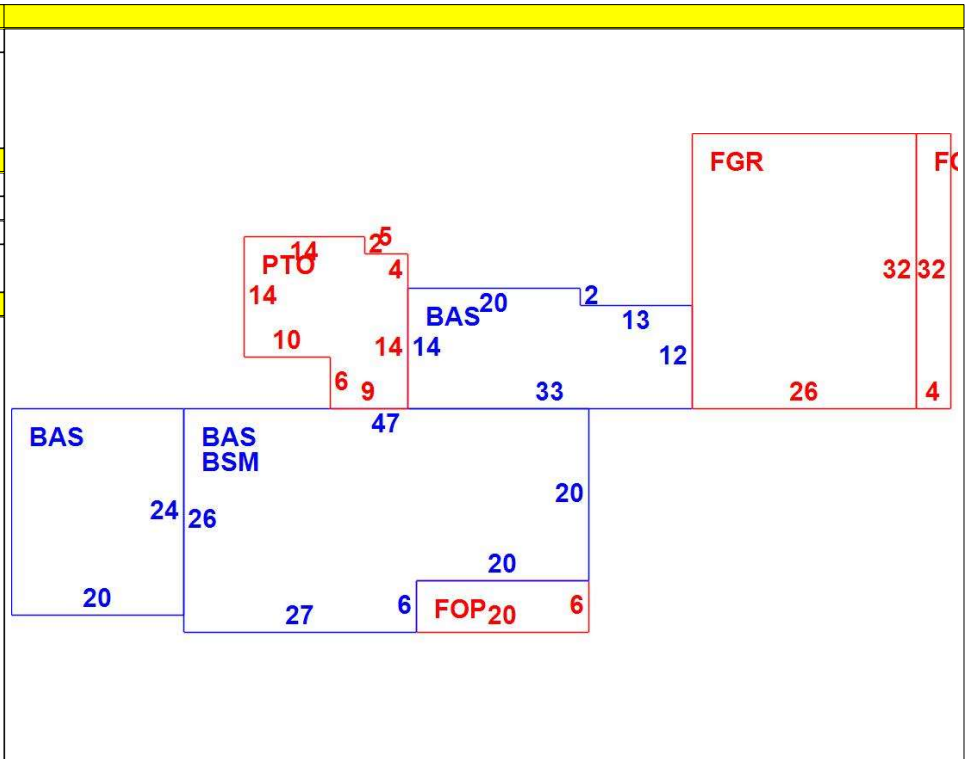
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
QPO-23-16	06-08-2023	MN	Maintenance	15,000		100		Replace 9 windows and siding.	03-04-2020	SJT	5		01	Measure - No Entry	
BP-19-295	08-05-2019	RM		35,000	03-04-2020	100		Remodel Kitchen/Replace severa	12-12-2017	SJD	9		01	Measure - No Entry	
BP-19-258	08-05-2019	RM		10,000	03-04-2020	100		DEMO EXISTING KITCHEN	04-12-2013	VGS			20	Field Review	
2017-217	07-05-2017	RM	Remodel	5,500		100		REMODEL EXISTING BATHRO	09-13-2008	BSB			01	Measure - No Entry	

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	30,190	SF	10.99	1.00000	5	1.00	0070	1.389		1.0000	15.27	460,900
Total Card Land Units					0.69	AC	Parcel Total Land Area					0.69	Total Land Value			460,900

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style	01	Ranch	Bsmt Area	1102			
Model	01	Residential	Bsmt Type	03			
Grade	03	Average	Unfin Area	0.00	Partial		
Stories	1						
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							
Interior Floor 1	12	Hardwood					
Interior Floor 2							
Heat Fuel	02	Oil					
Heat Type	04	Forced Air-Duc					
AC Type	03	Central					
Bedrooms	3						
Full Baths	2						
Half Baths	0						
Extra Fixtures	1						
Total Rooms	6						
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	05	Conc Block					
Bsmt Garage	0						
Bsmt Area	1102						

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

COST / MARKET VALUATION	
Net Other Adj	333,642
Replace Cost	13,800
Year Built	347,442
Effective Year Built	1957
Depreciation Code	1991
Remodel Rating	A
Year Remodeled	
Depreciation %	30
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	70
Cns Sect Rcnld	243,200
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
SHD1	Shed	L	64	21.00	1980	A	70	C	1.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,018	2,018	2,018	127.15	256,589
BSM	Basement	0	1,102	220	25.38	27,973
FGR	Garage	0	832	333	50.89	42,341
FOP	Open Porch	0	248	37	18.97	4,705
PTO	Patio	0	310	16	6.56	2,034
Ttl Gross Liv / Lease Area		2,018	4,510	2,624		333,642

