

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
COMMANDER CHARLES L			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
COMMANDER VIRGINIA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,308,400	1,308,400
143 BAY RD		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010		890,600	890,600
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2530 Total Acres .79 Chapter Lan GIS ID F_876436_2833216			Cyclical 7 Exemption W District Res Exem	RESIDNTL	1010	55,200	55,200
						Total		2,254,200	2,254,200

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
COMMANDER CHARLES L		LCC	130925	10-14-2020	Q	I	2,045,000	00	Year	Code	Assessed	Year	Code	Assessed
SCAVONGELLI ANTHONY		49887	103	06-06-2018	Q	I	1,760,000	00	2023	1010	1,003,800	2022	1010	826,100
143 BAY ROAD LLC		47850	235	12-08-2016	Q	I	775,000	00		1010	1,211,400		1010	941,800
KIRBY GERARD L TRUSTEE		13491	225	03-28-1995	U	I	1	1F		1010	42,000		1010	42,000
						Total		2,257,200	Total		1,809,900	Total		1,347,600

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)	1,308,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	55,200
Appraised Land Value (Bldg)	890,600
Special Land Value	0
Total Appraised Parcel Value	2,254,200
Valuation Method	C
Total Appraised Parcel Value	2,254,200

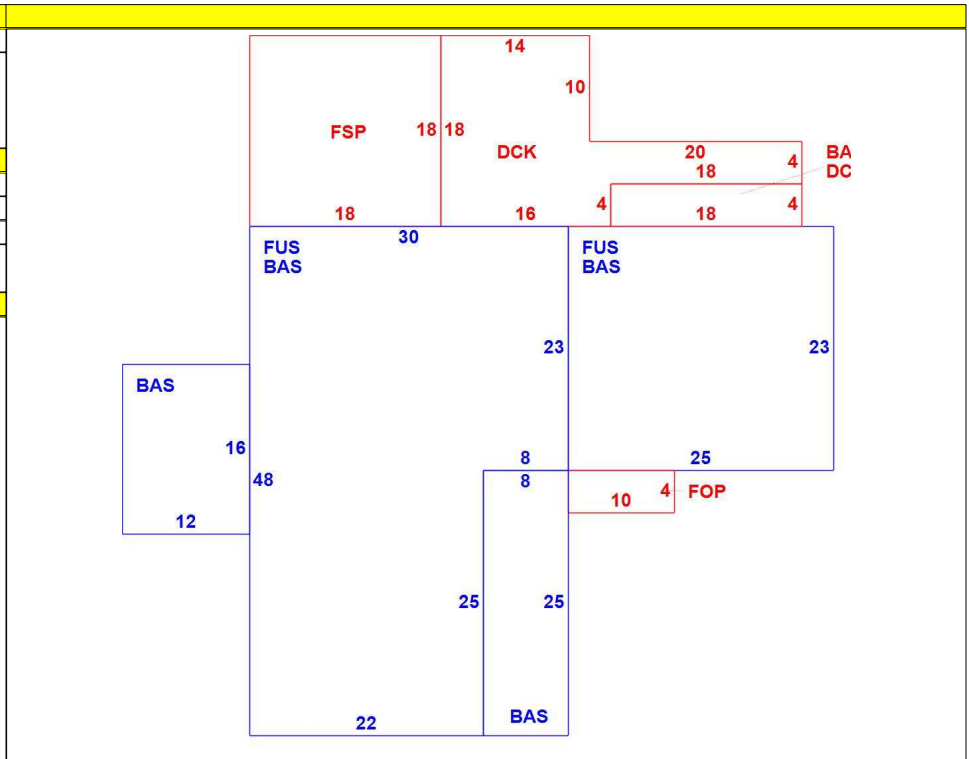
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0080			

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
2018-346	09-12-2018	NC	New Construct	35,000	06-06-2019	100		17' X 18' SCREENED PORCH A	05-18-2021	SJD	9	1	11	Phone Interview
2017-193	06-20-2017	NC	New Construct	40,000	07-01-2018	100		IN CONJUNCTION WITH BP-20	06-06-2019	SJT	5		01	Measure - No Entry
2017-142	05-08-2017	MS	Miscellaneous	20,000	07-01-2018	100		INSTALL 2 GAS FURNANCES F	07-02-2018	JLF	5		01	Measure - No Entry
2017-15	01-19-2017	AD	Addition	340,000	07-01-2018	100		19'X48' SECOND FLOOR ADDIT	04-12-2013	VGS			20	Field Review
14659	09-10-1997	AD	Addition	5,000	06-22-1998	100		12X16 SCREEN PORCH	06-24-2008	BSB		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	34,412	SF	9.84	1.00000	5	1.00	0080	1.503	V175	1.7500	25.88	890,600
Total Card Land Units					0.79	AC	Parcel Total Land Area					0.79	Total Land Value			890,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	0	
Model	01	Residential	Bsmt Type	00	
Grade	12	Prime +	Unfin Area	0.00	N/A
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			1,426,367
Interior Floor 2			Net Other Adj		43,750
Heat Fuel	03	Gas	Replace Cost		1,470,117
Heat Type	04	Forced Air-Duc	Year Built		1951
AC Type	03	Central	Effective Year Built		2010
Bedrooms	3		Depreciation Code		R
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		11
Total Rooms	6		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		89
Gas Fireplaces	1		Cns Sect Rcnld		1,308,400
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	0		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	110	21.00	1980	A	70	C	1.00	1,600
FGR1	Garage - 1 Sto	L	576	52.00	2017	E	100	B	1.50	44,900
GNR	GENERATOR	L	1	12400.00	2019	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAL	Balcony	0	72	7	33.49	2,411
BAS	First Floor	2,207	2,207	2,207	344.45	760,201
DCK	Deck	0	412	41	34.28	14,122
FOP	Open Porch	0	40	6	51.67	2,067
FSP	Screened Porch	0	324	65	69.10	22,389
FUS	Finished Upper Story	1,815	1,815	1,815	344.45	625,177
Ttl Gross Liv / Lease Area		4,022	4,870	4,141		1,426,367

