

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FIORENTINO MICHAEL J			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
FIORENTINO JENNIFER			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	445,900	445,900
13 OAKWOOD RD		<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	429,700	429,700
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1401 Total Acres .47 Chapter Lan GIS ID F_875961_2834076				RESIDNTL	1010	2,000	2,000
		Cyclical Exemption W District Res Exem Assoc Pid#				Total 877,600 877,600			

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FIORENTINO MICHAEL J		30041 0002	02-24-2005	Q	I	490,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	331,000	2022	1010	274,900
									1010	419,500		1010	361,600
									1010	1,300		1010	1,300
								Total		751,800	Total		637,800
								Total			Total		541,300

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0070				

APPRaised VALUE SUMMARY	
Appraised Bldg. Value (Card)	445,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,000
Appraised Land Value (Bldg)	429,700
Special Land Value	0
Total Appraised Parcel Value	877,600
Valuation Method	C
Total Appraised Parcel Value	877,600

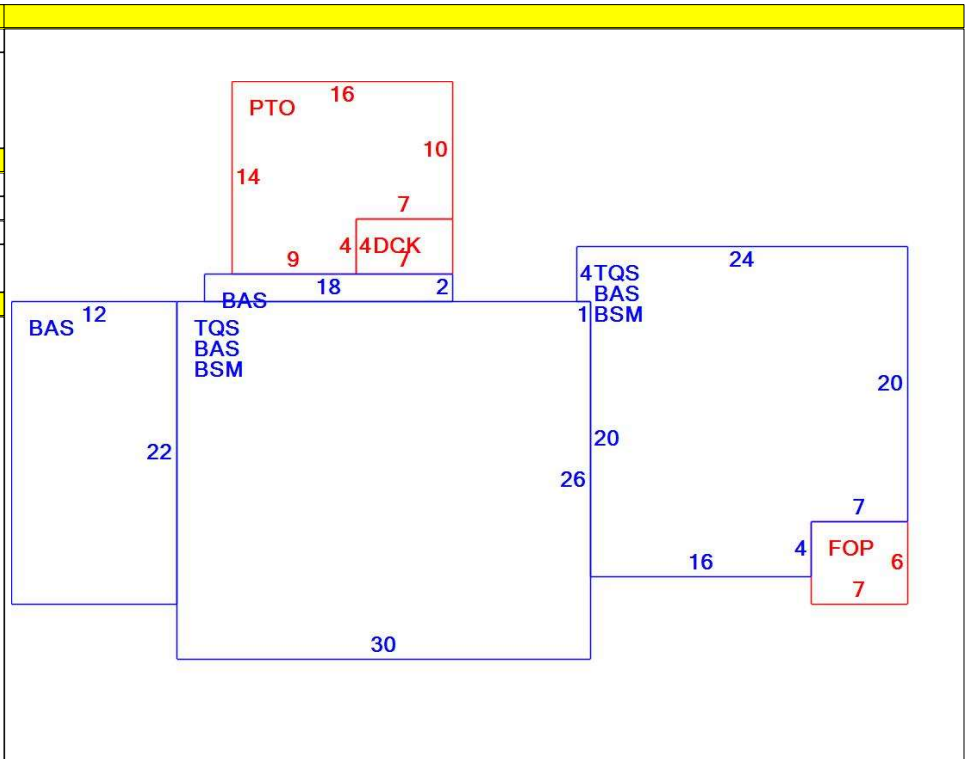
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
2015-197	07-01-2015	AD	Addition	120,000	05-17-2016	100		ONE LEVEL ADDITION 24X29.2	09-17-2018	SJD			20	Field Review
2014-133	07-16-2014	MN	Maintenance	2,800		100		CHIMNEY REPAIRS	05-17-2016	JLF	5		01	Measure - No Entry
5	07-07-2010	MS	Miscellaneous	3,300		100		8X14 UTILITY BLDG	04-12-2013	VGS			20	Field Review
11570	05-04-1990	RM	Remodel			100		KITCHEN & BATHRM,WDW	09-23-2011	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	20,473 SF	15.11	1.00000	5	1.00	0070	1.389		1.0000	20.99	429,700
Total Card Land Units					0.47	AC	Parcel Total Land Area					0.47	Total Land Value		429,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	780	
Model	01	Residential	Bsmt Type	00	N/A
Grade	05	Ave/Good	Unfin Area	0.00	N/A
Stories	1.75				
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	01	None			
Bedrooms	3				
Full Baths	1				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	7				
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	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	780				

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

COST / MARKET VALUATION	
Net Other Adj	14,690
Replace Cost	571,728
Year Built	1950
Effective Year Built	1999
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	22
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	78
Cns Sect Rcnld	445,900
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	112	21.00	2011	G	85	C	1.00	2,000

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,608	1,608	1,608	194.09	312,097
BSM	Basement	0	1,308	262	38.88	50,852
DCK	Deck	0	28	3	20.80	582
FOP	Open Porch	0	42	6	27.73	1,165
PTO	Patio	0	196	10	9.90	1,941
TQS	Three Quarter Story	981	1,308	981	145.57	190,402
Ttl Gross Liv / Lease Area		2,589	4,490	2,870		557,039

