

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MARANI REBECCA			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
58 BAY RD			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	230,400	230,400
DUXBURY MA 02332		<b>SUPPLEMENTAL DATA</b>			0 Heavy	RES LAND	1010	428,000	428,000
Alt Prcl ID		Cyclical 7			RESIDNTL	1010	13,700	13,700	
Scnd Home		Exemption							
Tax Class T		W							
Tot Fin Area 1428		District							
Total Acres .46		Res Exem							
Chapter Lan		Assoc Pid#							
GIS ID F_877349_2834165					Total 672,100 672,100				

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
ROBINSON ALEXANDER J & LAURA KAT		57825 171	04-14-2023	Q	I	915,000	00	Year	Code	Assessed	Year	Code	Assessed
MARANI REBECCA		45908 0137	08-11-2015	Q	I	407,000	00	2023	1010	174,300	2022	1010	146,900
GUILFOYLE ELAINE		15064 0250	03-31-1997	Q	I	230,000	00		1010	417,700		1010	360,800
									1010	10,500		1010	10,500
								Total		602,500	Total		518,200
								Total			Total		470,400

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)	230,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	13,700
Appraised Land Value (Bldg)	428,000
Special Land Value	0
Total Appraised Parcel Value	672,100
Valuation Method	C
Total Appraised Parcel Value	672,100

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
2017-180	06-01-2017	RM	Remodel	25,000	07-02-2018	100		KITCHEN & BATH REMODEL	07-02-2018	JLF	5		01	Measure - No Entry
2016-22	01-20-2016	RM	Remodel	20,000	07-02-2018	100		FINISH 500' OF BASEMENT FO	05-19-2016	SJD	9		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									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	20,038 SF	15.38	1.00000	5	1.00	0070	1.389		1.0000	21.36	428,000
Total Card Land Units					0.46 AC	Parcel Total Land Area					0.46	Total Land Value			428,000

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description			Element	Cd	Description		
Style	04	Cape Cod			Bsmt Area	816			
Model	01	Residential			Bsmt Type	04			
Grade	03	Average			Unfin Area	0.00	Full		
Stories	1.75				<b>CONDO DATA</b>				
Occupancy	1				Parcel Id		C		Own
Exterior Wall 1	14	Wood Shingle						B	S
Exterior Wall 2	11	Clapboard			Adjust Type	Code	Description	Factor%	
Roof Structure	03	Gable			Condo Flr				
Roof Cover	03	Asphalt			Condo Unit				
Interior Wall 1	05	Drywall			<b>COST / MARKET VALUATION</b>				
Interior Wall 2									
Interior Floor 1	12	Hardwood							
Interior Floor 2					Net Other Adj			279,284	
Heat Fuel	03	Gas			Replace Cost			23,900	
Heat Type	05	Hot Water			Year Built			303,184	
AC Type	01	None			Effective Year Built			1965	
Bedrooms	2				Depreciation Code			1997	
Full Baths	1				Remodel Rating			G	
Half Baths	1				Year Remodeled				
Extra Fixtures	0				Depreciation %			24	
Total Rooms	5				Functional Obsol				
Bath Style	02	Average			External Obsol				
Kitchen Style	02	Average			Trend Factor			1.000	
Extra Kitchens	0				Condition				
Fireplaces	1				Condition %				
Extra Openings	1				Percent Good			76	
Gas Fireplaces	0				Cns Sect Rcnld			230,400	
Sq Ft Fin Bsmt	500				Dep % Ovr				
FBM Quality	04	Above Average			Dep Ovr Comment				
Foundation	06	Poured Conc			Misc Imp Ovr				
Bsmt Garage	0				Misc Imp Ovr Comment				
Bsmt Area	816				Cost to Cure Ovr				
					Cost to Cure Ovr Comment				

TQS	
BAS	
BSM	
	24
	34

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
FGR1	Garage - 1 Sto	L	352	52.00	1980	A	70	C	1.00	12,800
SHD1	Shed	L	80	21.00	1980	F	55	C	1.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	816	816	816	175.54	143,241
BSM	Basement	0	816	163	35.06	28,613
TQS	Three Quarter Story	612	816	612	131.66	107,430
Ttl Gross Liv / Lease Area		1,428	2,448	1,591		279,284

