

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
CICCARELLI JOHN A TT JOHN A CICCARELLI REVOCABLE T 174 STANDISH ST			0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
			0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	1,073,200	1,073,200	
DUXBURY MA 02332			SUPPLEMENTAL DATA				RES LAND	1010	1,359,800	1,359,800	VISION		
			Alt Prcl ID	Cyclical 9		Exemption W		District Res Exem					
GIS ID F_878771_2832041			Assoc Pid#		Total		2,433,000	2,433,000					

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
CICCARELLI JOHN A TT	44398 0035	06-09-2014	Q	I	1,249,500	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
GASKINS KRIS A	19025 0097	10-31-2000	Q	I	988,000	00	2023	1010	806,100	2022	1010	675,700	2021	1010	626,700
LEIGHTON JENNIFER S TRUSTEE	17975 0229	10-22-1999	Q	I	375,000	00		1010	1,186,700		1010	815,000		1010	740,100
Total							1,992,800	Total	1,490,700	Total	1,366,800				

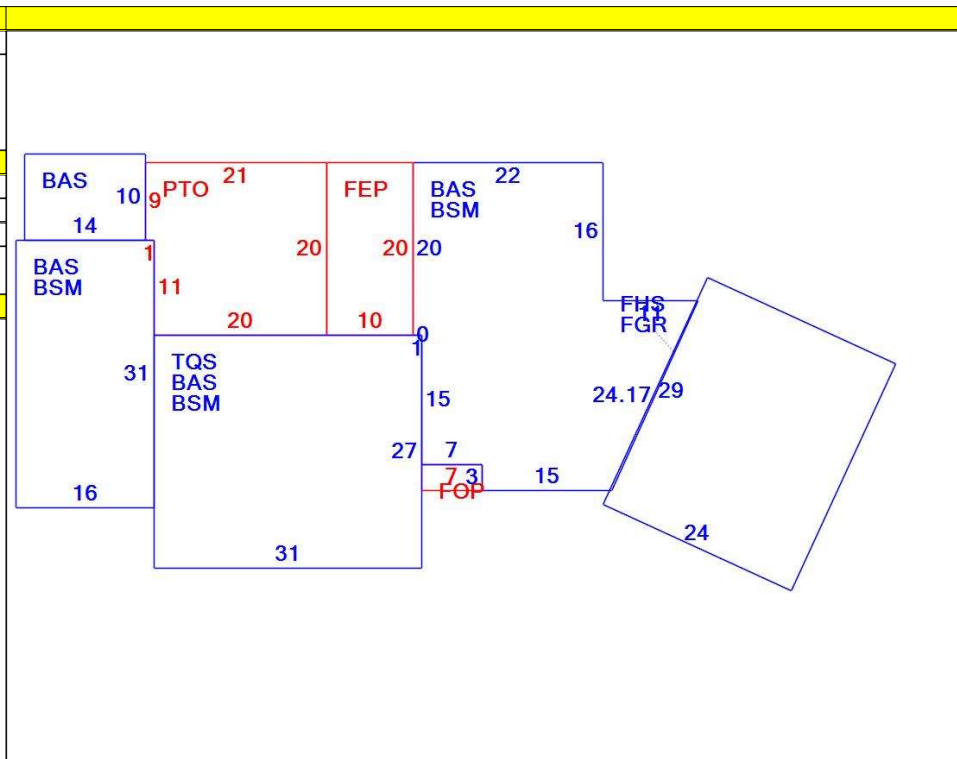
EXEMPTIONS			OTHER ASSESSMENTS						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	
Total		0.00						This signature acknowledges a visit by a Data Collector or Assessor	

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)	1,073,200	
0090					Appraised Xf (B) Value (Bldg)	0	
					Appraised Ob (B) Value (Bldg)	0	
					Appraised Land Value (Bldg)	1,359,800	
					Special Land Value	0	
					Total Appraised Parcel Value	2,433,000	
					Valuation Method	C	
					Total Appraised Parcel Value	2,433,000	

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
2014-163	06-23-2014	RM	Remodel	56,600	10-16-2014	100		REMODEL MASTER BATH & C	10-16-2014	JLF	10	1	00	Measure & Listed
2014-153	06-16-2014	RM	Remodel	45,000	10-16-2014	100		RM 725' OF BASEMENT, 1/2 BA	04-12-2013	VGS			20	Field Review
19990562	12-10-1999	NC	New Construct	205,000	02-26-2001	100		2 STY DWELL AT GAR	02-26-2001	KP		1	00	Measure & Listed
19990554	12-07-1999	DM	Demolish	2,500	12-26-1999	100		EXISTING DWELLING						

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	35,158 SF	9.67	1.00000	5	1.00	0090	3.661		V115,ES95	1.0925	38.68	1,359,800
Total Card Land Units					0.81	AC	Parcel Total Land Area					0.81	Total Land Value			1,359,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1894	
Model	01	Residential	Bsmt Type	04	
Grade	09	Custom	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B S
Roof Structure	02	Shed	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		1,110,088
Interior Floor 2			Replace Cost		69,303
Heat Fuel	03	Gas	Year Built		1,179,392
Heat Type	05	Hot Water	Effective Year Built		2000
AC Type	03	Central	Depreciation Code		2012
Bedrooms	3		Remodel Rating		E
Full Baths	2		Year Remodeled		
Half Baths	2		Depreciation %	9	
Extra Fixtures	2		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	02	Average	Trend Factor	1.000	
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good	91	
Extra Openings	0		Cns Sect Rcnd		1,073,200
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	675		Dep Ovr Comment		
FBM Quality	05	Living Area	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1894		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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,402	2,402	2,402	261.14	627,249
BSM	Basement	0	2,262	452	52.18	118,033
FEP	Finished Enclosed Porch	0	200	120	156.68	31,336
FGR	Garage	0	696	278	104.30	72,596
FHS	Finished Half Story	348	696	348	130.57	90,875
FOP	Open Porch	0	21	3	37.31	783
PTO	Patio	0	409	20	12.77	5,223
TQS	Three Quarter Story	628	837	628	195.93	163,993
Ttl Gross Liv / Lease Area		3,378	7,523	4,251		1,110,088

