

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CATALANO AYNSLEY			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
HOLLYDAY JENNIE			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	498,400	498,400
47 CRESCENT ST		SUPPLEMENTAL DATA			RES LAND	1010	1,422,300	1,422,300	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2486 Total Acres 1.018 Chapter Lan GIS ID F_878698_2829908			Cyclical 9 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	41,200	41,200
						Total		1,961,900	1,961,900

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
CATALANO AYNSLEY	36058 0329	06-10-2008	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CATALANO AYNSLEY	25765 0349	07-14-2003	U	I	100	1F	2023	1010	437,800	2022	1010	397,400	2021	1010	351,500
CATALANO AYNSLEY	25765 0331	07-14-2003	U	I	100	1F		1010	1,296,700		1010	882,200		1010	745,000
CATALANO AYNSLEY	22541 0163	07-31-2002	Q	I	886,000	00		1010	21,300		1010	21,300		1010	21,300
							Total		1,755,800	Total		1,300,900	Total		1,117,800

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	498,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	41,200
Appraised Land Value (Bldg)	1,422,300
Special Land Value	0
Total Appraised Parcel Value	1,961,900
Valuation Method	C
Total Appraised Parcel Value	1,961,900

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0090				

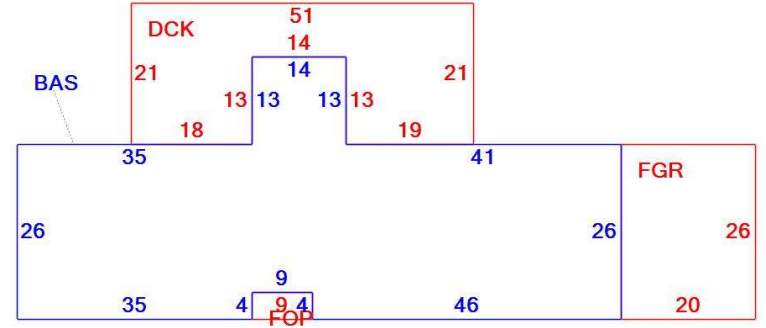
NOTES									

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
46	02-13-2006	MS	Miscellaneous	8,000		100		60'X116 CLAY/TENNIS		04-12-2013	VGS			20	Field Review
45	09-20-2005	MN	Maintenance	7,500		100		RE-ROOF		09-30-2006	KP		1	00	Measure & Listed
19990345	08-06-1999	RM	Remodel	6,000	08-20-2001	100		SCREEN16X24 EXISWDK							
13541	01-10-1995	NC	New Construct	11,000	10-17-1997	100		10X55 & 16X18 DECKS							

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	40,000 SF	8.75	1.00000	5	1.00	0090	3.661	NEW HOUSE ACROSS ST. MA	V110	1.1000	35.24	
1	1010	Single Family	RC	Residual	0.100 AC	35,000.00	1.00000	5	1.00	0090	3.661			1.0000	2.94	
Total Card Land Units					1.02	AC	Parcel Total Land Area					1.02	Total Land Value		1,422,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	910	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	05	Average	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	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		562,526
Interior Floor 2			Replace Cost		68,338
Heat Fuel	03	Gas	Year Built		1981
Heat Type	05	Hot Water	Effective Year Built		2000
AC Type	03	Central	Depreciation Code		G
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		21
Extra Fixtures	1		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		79
Extra Openings	0		Cns Sect Rcnld		498,400
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	910		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	910		Cost to Cure Ovr Comment		

BSM
 UNK
 (910 sf)



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
TEN	Tennis Court	L	1	48500.00	2005	G	85	C	1.00	41,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,486	2,486	2,486	189.40	470,855
BSM	Basement	0	910	182	37.88	34,471
DCK	Deck	0	889	89	18.96	16,857
FGR	Garage	0	520	208	75.76	39,396
FOP	Open Porch	0	36	5	26.31	947
UNK	UNK	0	910	0	0.00	0
Ttl Gross Liv / Lease Area		2,486	5,751	2,970		562,526



47 CRESCENT ST

