

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
DEGROOTE CHRISTINA C LONDON JOHN W 35 UNION ST  WATERTOWN MA 02472		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	422,900	422,900
				0	Heavy			RES LAND	1010	384,400	384,400
SUPPLEMENTAL DATA											
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2123 Total Acres .221 Chapter Lan GIS ID F_878716_2834816				Cyclical 9 Exemption W District Res Exem Assoc Pid#							
									Total	807,300	807,300

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DEGROOTE CHRISTINA C		44285 0119	05-02-2014	U	I	620,000	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
GINO WILLIAM L & GINO MARGARET A		32483 0039	04-07-2006	U	I	100	1F	2023	1010	326,900	2022	1010	270,900	2021	1010	274,700
PEGGY NOMINEE TRUST		17749 0326	08-09-1999	U	I	100	1A		1010	331,500		1010	223,900		1010	202,900
GINO WILLIAM L		17171 0056	02-22-1999	U	I	100	1F									
PEGGY NOMINEE TRUST		15914 0090	02-23-1998	U	I	100	1F									
									Total	658,400	Total	494,800	Total		477,600	

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0090			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	422,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	384,400
Special Land Value	0
Total Appraised Parcel Value	807,300
Valuation Method	C
Total Appraised Parcel Value	807,300

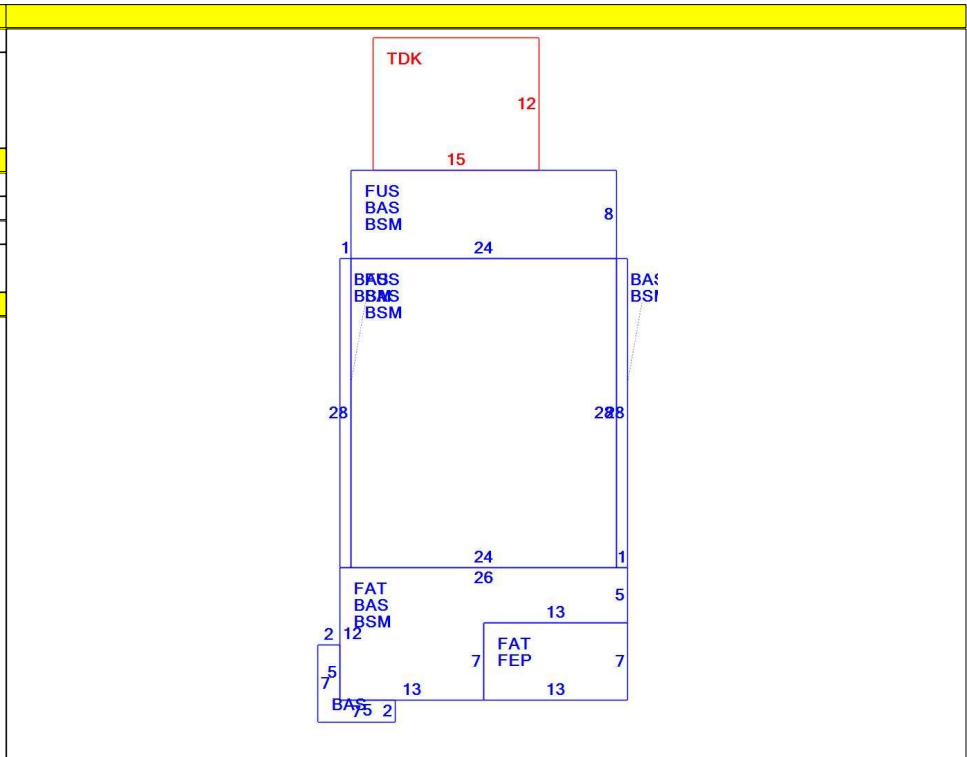
NOTES							

**LAND LINE VALUATION SECTION**

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
30	04-18-2006	MN	Maintenance	3,000		100		ROOF						05-14-2014	SJD	9	1	00	Measure & Listed
21	03-17-2006	MS	Miscellaneous	7,500		100		ROOF & REPL WINDOWS						04-12-2013	VGS			20	Field Review
12249	03-19-1992	AD	Addition	25,000	04-26-1993	100		2STY ADDN TO REAR/RF						09-29-1999	BSB		1	00	Measure & Listed

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	9,638 SF	27.30	1.00000	5	0.42	0090	3.661		ES95	0.9500	39.88	384,400
Total Card Land Units					0.22	AC	Parcel Total Land Area					0.22	Total Land Value			384,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	1141	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		487,617
Interior Floor 2	09	Pine/Soft Wood	Replace Cost		28,080
Heat Fuel	03	Gas	Year Built		515,697
Heat Type	05	Hot Water	Effective Year Built		1890
AC Type	01	None	Depreciation Code		2003
Bedrooms	4		Remodel Rating		E
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		18
Extra Fixtures	4		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		82
Extra Openings	0		Cns Sect Rcnld		422,900
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	216		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	05	Conc Block	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1141		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	1,165	1,165	1,165	201.16	234,354
BSM	Basement	0	1,141	228	40.20	45,865
FAT	Finished Attic	94	312	94	60.61	18,909
FEP	Finished Enclosed Porch	0	91	55	121.58	11,064
FUS	Finished Upper Story	864	864	864	201.16	173,804
TDK	Trex Deck	0	180	18	20.12	3,621
Ttl Gross Liv / Lease Area		2,123	3,753	2,424		487,617

