

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	RESIDNTL	1010	85,700	85,700	
				0	Heavy			RES LAND	1010	594,800	594,800	
SUPPLEMENTAL DATA												
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 400 Total Acres .411 Chapter Lan GIS ID F_878718_2834667				Cyclical 9 Exemption W District Res Exem Assoc Pid#				Total		680,500	680,500	

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
GINO WILLIAM L & GINO MARGARET A		32483 0039	04-07-2006	U	I	100	1F	2023	1010	91,700	2022	1010	80,800
GINO MARGARETA TRUSTEE		17749 0326	08-09-1999	U	I	100	1F		1010	518,300	2021	1010	359,200
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		610,000	Total		440,000
								Total			Total		377,500

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
0090				

NOTES											
KITCHEN IN BASEMENT											

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	85,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	594,800
Special Land Value	0
Total Appraised Parcel Value	680,500
Valuation Method	C
Total Appraised Parcel Value	680,500

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
296	06-09-2003	RM	Remodel	10,000	12-21-2004	100		REMODO BED/BATH		05-14-2014	SJD	9	1	00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										09-13-2008	BSB			01	Measure - No Entry

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	17,922 SF	16.74	1.00000	5	0.57	0090	3.661		ES95	0.9500	33.19	594,800
Total Card Land Units					0.41	AC	Parcel Total Land Area					0.41	Total Land Value			594,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	400	
Model	01	Residential	Bsmt Type	03	
Grade	03	Average	Unfin Area	0.00	Partial
Stories	1		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	02	Wall Board	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	09	Pine/Soft Wood			110,171
Interior Floor 2			Net Other Adj		15,800
Heat Fuel	03	Gas	Replace Cost		125,972
Heat Type	12	Space Heat	Year Built		1935
AC Type	01	None	Effective Year Built		1989
Bedrooms	1		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		32
Total Rooms	4		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	01	Old Style	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		68
Gas Fireplaces	0		Cns Sect Rcnld		85,700
Sq Ft Fin Bsmt	400		Dep % Ovr		
FBM Quality	02	Low Quality	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	400		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

FGR	BAS	BAS BSM
20	20	20
12	8	20

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	560	560	560	149.69	83,826	
BSM	Basement	0	400	80	29.94	11,975	
FGR	Garage	0	240	96	59.88	14,370	
Ttl Gross Liv / Lease Area		560	1,200	736		110,171	

