

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
CIANELLI PAUL R			0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed
			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	1,118,200	1,118,200
					0	Medium			RES LAND	1010	1,294,500	1,294,500
25 BREWER LN	SUPPLEMENTAL DATA											
DUXBURY MA 02332	Alt Prcl ID	Cyclical	9									
	Scnd Home	Exemption										
	Tax Class	W										
	Tot Fin Area	District										
	Total Acres	Res Exem										
	Chapter Lan											
	GIS ID	F_879792_2830084	Assoc Pid#									
										Total	2,477,200	2,477,200

VISION

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
CIANELLI PAUL R	LCC	106575	12-15-2004	U	I	1	1	Year	Code	Assessed	Year	Code	Assessed		
								2023	1010	843,800	2022	1010	778,200		
									1010	1,129,200		1010	768,100		
									1010	41,300		1010	41,300		
										Total	2,014,300	Total	1,587,600	Total	1,435,300

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

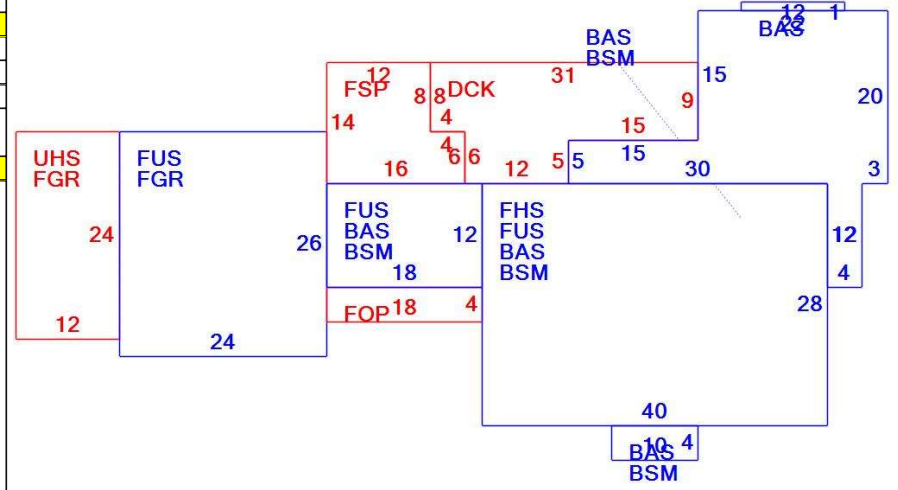
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0090								
NOTES								
				Appraised Bldg. Value (Card)				1,118,200
				Appraised Xf (B) Value (Bldg)				0
				Appraised Ob (B) Value (Bldg)				64,500
				Appraised Land Value (Bldg)				1,294,500
				Special Land Value				0
				Total Appraised Parcel Value				2,477,200
				Valuation Method				C
				Total Appraised Parcel Value				2,477,200

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
BPO-23-334	09-27-2023	RM	Remodel	262,000		0		PLAN#BC-10= CREATE 3RD FL	09-14-2020	SJT	5		20	Field Review
2018-162	05-01-2018	MS	Miscellaneous	500		100		INSULATION/WEATHERIZATIO	04-12-2013	VGS			20	Field Review
2014-232	11-12-2014	MN	Maintenance	50,900	05-08-2015	100		REMOVE & REPLACE 51 SF EX	08-27-2008	BSB		1	00	Measure & Listed
15011	07-02-1998	NC	New Construct	24,000		100		24X40 GNITE POOL						
14761	12-10-1997	NC	New Construct	225,000	11-07-1998	100		28X40 DWEL W/GAR/POR						

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	LOT 53		1.0000	32.04	1,281,400	
1	1010	Single Family	RC	Residual	0.102	AC 35,000.00	1.00000	5	1.00	0090	3.661			1.0000	2.95	13,100	
					Total Card Land Units	1.02	AC	Parcel Total Land Area					1.02	Total Land Value			1,294,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1939	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	144.00	Full
Stories	2.65				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	3				
Total Rooms	9				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1939				

CONDO DATA				
Parcel Id		C	Owne	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				
COST / MARKET VALUATION				
Net Other Adj			1,211,109	
Replace Cost			31,325	
Year Built			1,242,434	
Effective Year Built			1998	
Depreciation Code			2011	
Remodel Rating			E	
Year Remodeled				
Depreciation %			10	
Functional Obsol				
External Obsol				
Trend Factor			1.000	
Condition				
Condition %				
Percent Good			90	
Cns Sect Rcnd			1,118,200	
Dep % Ovr				
Dep Ovr Comment				
Misc Imp Ovr				
Misc Imp Ovr Comment				
Cost to Cure Ovr				
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
SPL2	Ing Pool-Good	L	800	89.00	1998	A	70	C	1.00	49,800
PTO	Patio	L	400	15.00	2000	A	70	C	1.00	4,200
GNR	GENERATOR	L	1	12400.00	2019	G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,951	1,951	1,951	225.16	439,277
BSM	Basement	0	1,939	388	45.05	87,360
DCK	Deck	0	335	34	22.85	7,655
FGR	Garage	0	912	365	90.11	82,182
FHS	Finished Half Story	560	1,120	560	112.58	126,087
FOP	Open Porch	0	72	11	34.40	2,477
FSP	Screened Porch	0	192	38	44.56	8,556
FUS	Finished Upper Story	1,960	1,960	1,960	225.16	441,304
UHS	Unfinished Half Story	0	288	72	56.29	16,211
Ttl Gross Liv / Lease Area		4,471	8,769	5,379		1,211,109



25 BREWER LN

