

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
DECASTRO ANDREW S DECASTRO LAUREN 33 MARSHALL ST DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	662,000	662,000
		SUPPLEMENTAL DATA		Cyclical 9		RES LAND		1010	1,216,500	1,216,500	
		Alt Prcl ID		Exemption		RESIDNTL		1010	116,300	116,300	905 DUXBURY, MA VISION
		Scnd Home		W		Total		1,994,800	1,994,800		
		Tax Class T		District							
		Tot Fin Area 3182		Res Exem							
		Total Acres .7		Chapter Lan							
		GIS ID F_879509_2831967		Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
DECASTRO ANDREW S	LCC	130274	06-09-2020	Q	I	1,150,000	00	Year	Code	Assessed	Year	Code	Assessed
RAVENSROFT CAROLYN	LCC11	0	03-23-2011	U	I	100	1A	2023	1010	500,700	2022	1010	457,200
RAVENSROFT ADRIAN	110899	0	08-02-2007	Q	I	788,000	00		1010	1,062,100	2021	1010	724,700
GATELY ROBERT J	LCC10	0	11-13-2002	Q	I	635,000	00		1010	76,300		1010	76,300
MARSHALL ST RLTY TRUST	LCC90	0	01-09-1996	U	I	100	1F	Total		1,639,100	Total		1,258,200
								Total		1,062,100	Total		1,062,100

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

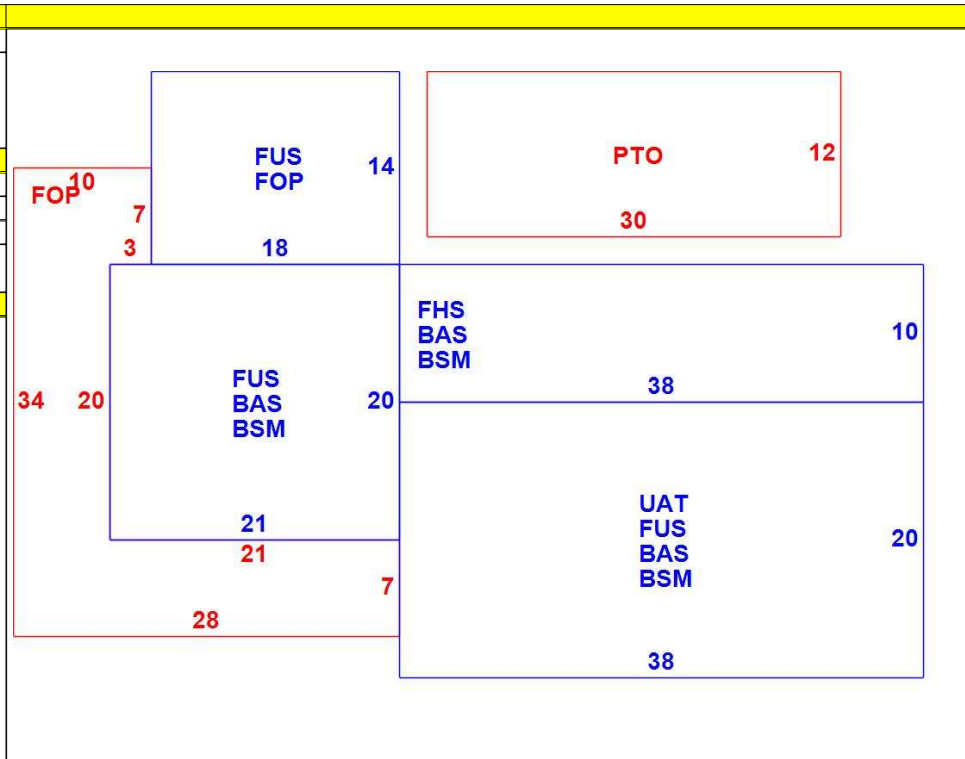
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0090				

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)									662,000
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									116,300
Appraised Land Value (Bldg)									1,216,500
Special Land Value									0
Total Appraised Parcel Value									1,994,800
Valuation Method									C
Total Appraised Parcel Value									1,994,800

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
238	07-23-2008	NC	New Construct	65,700		100		BARN/G673'2NDFIN475'	05-20-2021	SJD	9	1	07	Measure - Info @ Door
237	07-23-2008	NC	New Construct	7,000		100		FOUNDATION 673'	04-12-2013	VGS			20	Field Review
236	07-23-2008	DM	Demolish	11,000		100		GARAGE & MUDRM	06-30-2009	KP		4	01	Measure - No Entry
233	07-22-2008	AD	Addition	156,000		100		1320'406'P,22'DORMER						
4	09-21-2007	MS	Miscellaneous	0		100		WOOD STOVE - LIVNGRM						

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	30,492	SF	10.90	1.00000	5	1.00	0090	3.661		1.0000	39.90	1,216,500
Total Card Land Units					0.70	AC	Parcel Total Land Area					0.70	Total Land Value			1,216,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1560	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	380.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			762,548
Interior Floor 2			Net Other Adj		25,520
Heat Fuel	02	Oil	Replace Cost		788,068
Heat Type	04	Forced Air-Duc	Year Built		1952
AC Type	03	Central	Effective Year Built		2005
Bedrooms	3		Depreciation Code		E
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %	16	
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor	1.000	
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good	84	
Gas Fireplaces	0		Cns Sect Rcnld		662,000
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1560		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
BRN9	Barn - Liv Area	L	1,029	123.00	2009	G	85	C	1.00	107,600
GNR	GENERATOR	L	1	12400.00	2010	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,560	1,560	1,560	204.71	319,349
BSM	Basement	0	1,560	312	40.94	63,870
FHS	Finished Half Story	190	380	190	102.36	38,895
FOP	Open Porch	0	658	99	30.80	20,266
FUS	Finished Upper Story	1,432	1,432	1,432	204.71	293,146
PTO	Patio	0	360	18	10.24	3,685
UAT	Unfinished Attic	0	760	114	30.71	23,337
Ttl Gross Liv / Lease Area		3,182	6,710	3,725		762,548

