

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
CASTANON CHRISTOPHER P		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed		
CASTANON MARISA C		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	1,571,900	1,571,900		
201 MARSHALL ST		SUPPLEMENTAL DATA					RES LAND	1010	1,283,500	1,283,500	905		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4891 Total Acres 1.978 Chapter Lan GIS ID F_881376_2831876					Cyclical Exemption W District Res Exem Assoc Pid# 9					DUXBURY, MA	
Total										2,855,400	2,855,400	VISION	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CASTANON CHRISTOPHER P		LCC 112024	05-28-2008	U	I	850,000	1	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
								2023	1010	1,190,400	2022	1010	1,087,300	2021	1010	759,800
									1010	1,466,500		1010	1,332,600		1010	734,500
Total										2,656,900	Total	2,419,900	Total	1,494,300		

EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int											
		Total	0.00																
ASSESSING NEIGHBORHOOD													APPRAISED VALUE SUMMARY						
Nbhd	Nbhd Name		B	Tracing		Batch													
0100																			
NOTES																			
													Appraised Bldg. Value (Card)	1,571,900					
													Appraised Xf (B) Value (Bldg)	0					
													Appraised Ob (B) Value (Bldg)	0					
													Appraised Land Value (Bldg)	1,283,500					
													Special Land Value	0					
													Total Appraised Parcel Value	2,855,400					
													Valuation Method	C					
													Total Appraised Parcel Value	2,855,400					

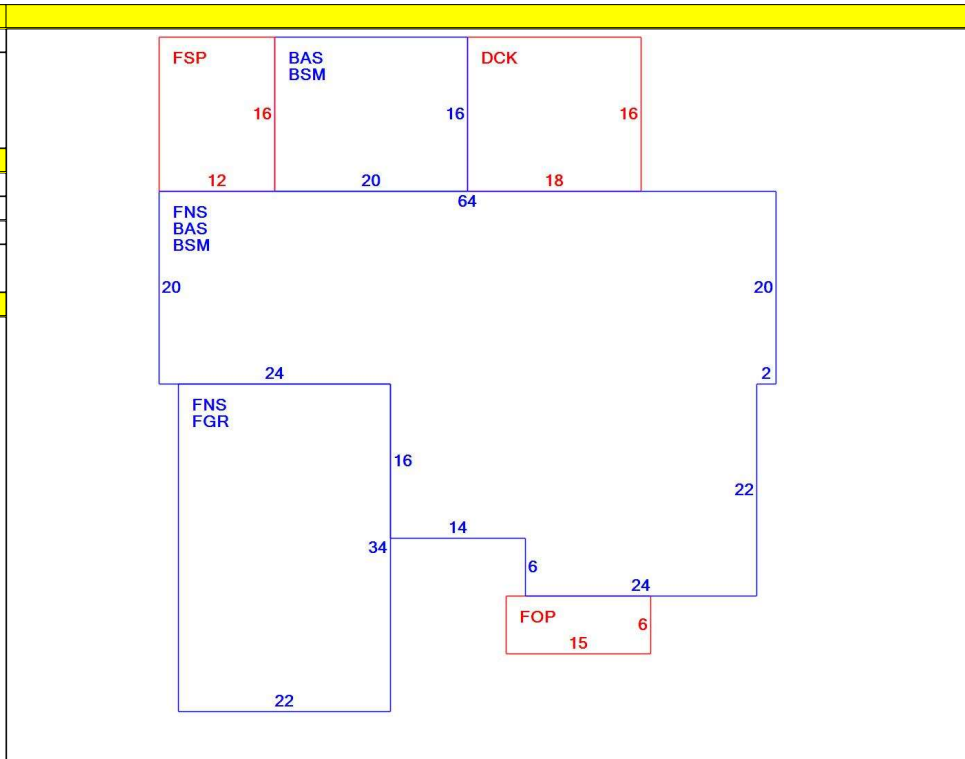
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result	
216	07-18-2008	NC	New Construct	400,000		100		4488'SFAM748'G208'SP		04-12-2013	VGS			20	Field Review	
215	07-08-2008	DM	Demolish	11,000		100		EXISTING DWELLING		05-27-2009	KP		4	01	Measure - No Entry	
182	06-09-2008	DM	Demolish	11,000		100		GARAGE								

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	0100	3.519			1.0001	30.79	1,231,700	
1	1010	Single Family	RC	Residual	0.382 AC	35,000.00	1.00000	5	1.00	0100	3.519			1.0000	2.83	47,000	
1	1010	Single Family	RC	Undevelop	0.678 AC	2,000.00	1.00000	0	1.00	0100	3.519			1.0000	0.16	4,800	
Total Card Land Units					1.98 AC	Parcel Total Land Area					1.98	Total Land Value					1,283,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2352	
Model	01	Residential	Bsmt Type	04	
Grade	11	Prime	Unfin Area	0.00	Full
Stories	1.9				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	07	Gambrel			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	4				
Half Baths	1				
Extra Fixtures	3				
Total Rooms	8				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	2352				

CONDO DATA				
Parcel Id		C	Owne	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Net Other Adj	1,629,661
Replace Cost	60,525
Year Built	1,690,186
Effective Year Built	2008
Depreciation Code	2014
Remodel Rating	E
Year Remodeled	
Depreciation %	7
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	93
Cns Sect Rcnd	1,571,900
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,352	2,352	2,352	285.71	671,978
BSM	Basement	0	2,352	470	57.09	134,281
DCK	Deck	0	288	29	28.77	8,285
FGR	Garage	0	748	299	114.21	85,426
FNS	Finished 90% Story	2,502	2,780	2,502	257.13	714,834
FOP	Open Porch	0	90	14	44.44	4,000
FSP	Screened Porch	0	192	38	56.55	10,857
Ttl Gross Liv / Lease Area		4,854	8,802	5,704		1,629,661

