

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
TEDESCHI TERRENCE & SHEILA TT SAGAMORE RD NOM TRUST 19 SAGAMORE RD DUXBURY MA 02332		0	Water	0	Dead End	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	1,043,000	1,043,000
				0	Light			RES LAND	1010	1,067,200	1,067,200
SUPPLEMENTAL DATA											
Alt Prcl ID				Cyclical		9					
Scnd Home				Exemption							
Tax Class T				W							
Tot Fin Area 3241				District							
Total Acres .279				Res Exem							
Chapter Lan											
GIS ID F_881602_2829459				Assoc Pid#							
								Total	2,110,200	2,110,200	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
TEDESCHI TERRENCE & SHEILA TTS		28333 0192	05-28-2004	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed
NEVILLE WILLIAM & KATHERINE TRS		28333 0188	05-28-2004	U	I	100	1F	2023	1010	803,600	2022	1010	735,800
NEVILLE WILLIAM W		17415 0140	05-03-1999	Q	I	799,000	00		1010	1,215,100	2021	1010	1,104,300
								Total	2,018,700	Total	1,840,100	Total	2,005,300

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

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card) 1,043,000

Appraised Xf (B) Value (Bldg) 0

Appraised Ob (B) Value (Bldg) 0

Appraised Land Value (Bldg) 1,067,200

Special Land Value 0

Total Appraised Parcel Value 2,110,200

Valuation Method C

Total Appraised Parcel Value 2,110,200

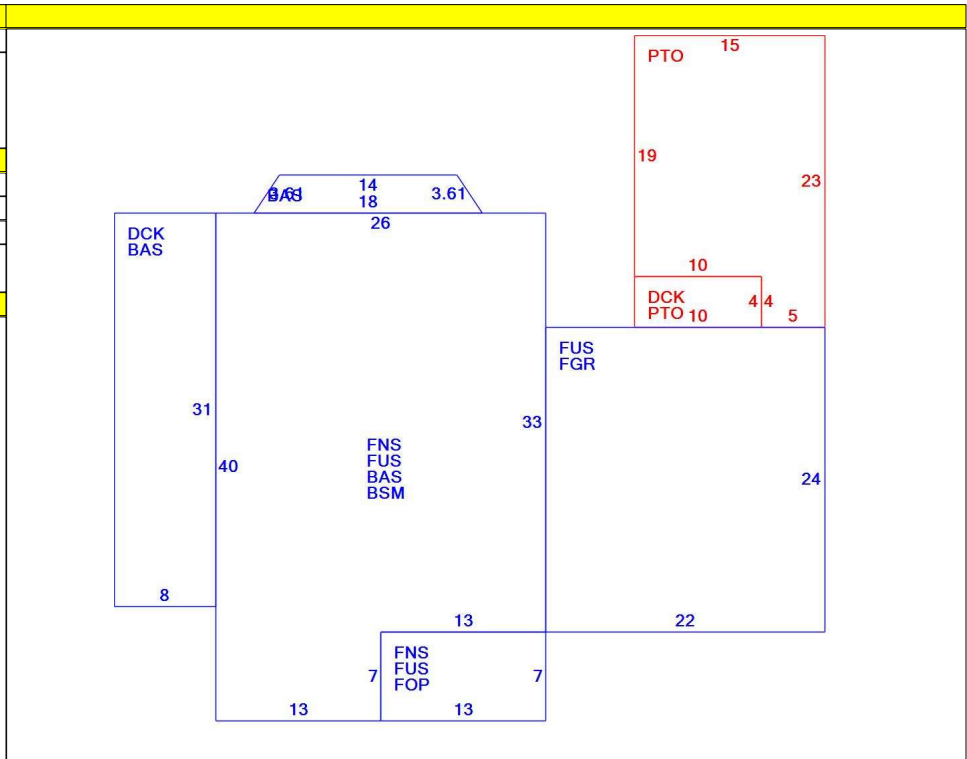
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0100				

NOTES											

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
QPO-23-88	04-13-2023	MN	Maintenance	18,600		100	04-13-2023	REPLACE 19 WINDOWS	10-26-2016	JLF	10	1	00	Measure & Listed
QPO-21-26	10-20-2021	MN	Maintenance	37,543	11-15-2021	100		New windows and 2 new doors	04-12-2013	VGS			20	Field Review
2015-4	01-07-2015	RM	Remodel	40,000	10-26-2016	100		3' X 18' CANTILEVERED BAY W	01-29-2001	KP		1	00	Measure & Listed
2000124	04-24-2000	RM	Remodel	10,000		100		FIN BASE						
20000012	01-14-2000	NC	New Construct	200,000		100		2 STY 26X33/GAR/DECK						
20000011	01-14-2000	DM	Demolish	2,500	12-09-2000	100		26X32,22X22&20X26 DW						
11506	03-21-1990	AD	Addition	9,800	05-09-1990	100		2-1STY ADD PORCH,DK						

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	12,135	SF	22.72	1.00000	5	1.00	0100	3.519	V110	1.1000	87.94	1,067,200
Total Card Land Units					0.28	AC	Parcel Total Land Area					0.28	Total Land Value			1,067,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	949	
Model	01	Residential	Bsmt Type	04	
Grade	09	Custom	Unfin Area	0.00	Full
Stories	2.85				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	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	Net Other Adj		1,095,703
Interior Floor 2			Replace Cost		63,223
Heat Fuel	03	Gas	Year Built		1,158,926
Heat Type	04	Forced Air-Duc	Effective Year Built		1999
AC Type	03	Central	Depreciation Code		2011
Bedrooms	5		Remodel Rating		E
Full Baths	4		Year Remodeled		
Half Baths	0		Depreciation %		10
Extra Fixtures	3		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		90
Extra Openings	0		Cns Sect Rcnd		1,043,000
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	475		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	949		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	1,245	1,245	1,245	260.26	324,026
BSM	Basement	0	949	190	52.11	49,450
DCK	Deck	0	288	29	26.21	7,548
FGR	Garage	0	528	211	104.01	54,915
FNS	Finished 90% Story	936	1,040	936	234.24	243,605
FOP	Open Porch	0	91	14	40.04	3,644
FUS	Finished Upper Story	1,568	1,568	1,568	260.26	408,091
PTO	Patio	0	345	17	12.82	4,424
Ttl Gross Liv / Lease Area		3,749	6,054	4,210		1,095,703

