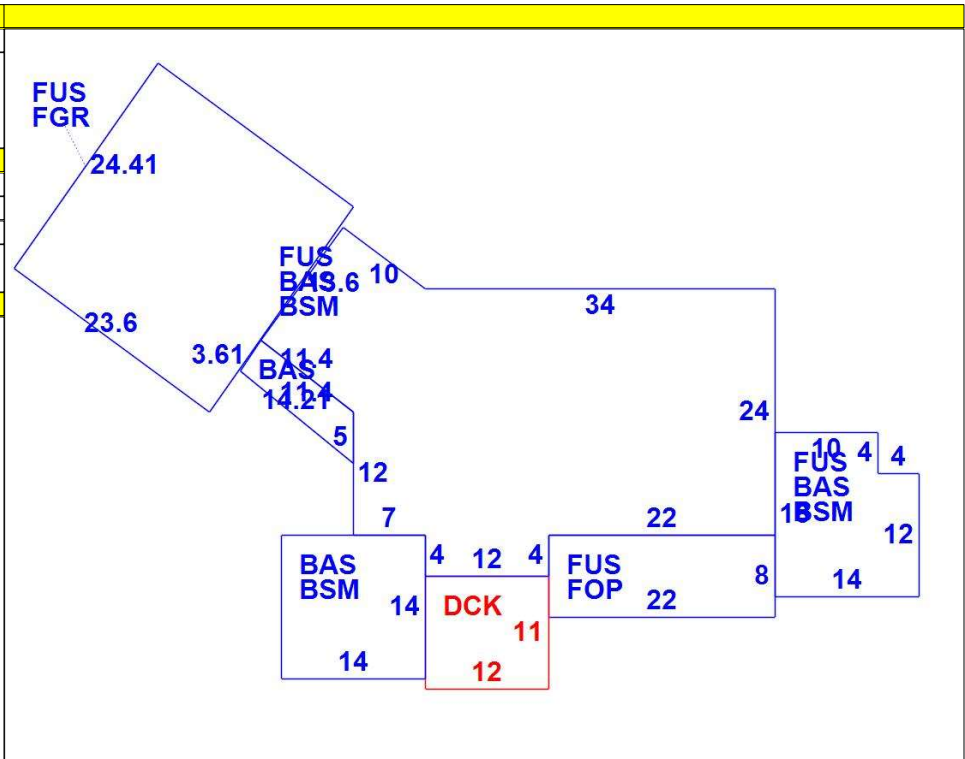


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA			
VERCOLLONE LEO M				0	Water	0	Dead End	0	Average	Description	Code	Appraised	Assessed				
VERCOLLONE JOANNE C				0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	1,559,300	1,559,300				
46 STANDISH RD						0		Light		RES LAND	1010	3,391,900	3,391,900				
SUPPLEMENTAL DATA														VISION			
DUXBURY MA 02332		Alt Prcl ID		Cyclical		9											
		Scnd Home		Exemption		W		W									
		Tax Class T		District		Res Exem											
		Tot Fin Area 3686		Chapter Lan													
		Total Acres .53		GIS ID F_881211_2828976		Assoc Pid#				Total		4,951,200		4,951,200			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)			
VERCOLLONE JOANNE C TT				58367 313		10-17-2023		U I		1 1A		Year Code Assessed		Year Code Assessed V		Year Code Assessed	
VERCOLLONE JOANNE C				58366 327		10-16-2023		U I		1 1A		2023 1010 1,202,800		2022 1010 1,106,500		2021 1010 950,900	
VERCOLLONE LEO M				27894 0238		04-06-2004		U I		3,700,000 1		1010 3,574,900		1010 3,230,200		1010 2,459,000	
LEIGHTON JENNIFER S				22636 0266		08-15-2002		U I		1 1F							
LEIGHTON JENNIFER S				15236 0079		06-10-1997		U I		1 1							
				Total						4,777,700		Total 4,336,700		Total 3,409,900			
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description		Amount		Code	Description										
				Total 0.00													
ASSESSING NEIGHBORHOOD																	
Nbhd		Nbhd Name		B		Tracing		Batch									
0100																	
NOTES																	
FIN. BASE. CONSISTS OF BEDROOM, FULL BATH, REC. ROOM AND FP																	
														Appraised Bldg. Value (Card) 1,559,300			
														Appraised Xf (B) Value (Bldg) 0			
														Appraised Ob (B) Value (Bldg) 0			
														Appraised Land Value (Bldg) 3,391,900			
														Special Land Value 0			
														Total Appraised Parcel Value 4,951,200			
														Valuation Method C			
														Total Appraised Parcel Value 4,951,200			
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		
481	11-29-2001	DM	Demolish	2,500	12-29-2001	100		DEMO HOUSE & GARAGE		04-12-2013	VGS			20	Field Review		
20010358	09-04-2001	NC	New Construct	237,660	05-24-2005	100		SNG FAM 24X41 PCH DK		09-27-2012	KP	6		30	Quality Control		
										05-24-2005	KP		6	00	Measure & Listed		
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	17,000 SF	17.44	1.00000	5	1.00	0100	3.519	ASSOC STAIRS + BEACH ARE		W325	3.2500	199.45	3,390,700
1	1010	Single Family	RC	Undevelop	0.170 AC	2,000.00	1.00000	0	1.00	0100	3.519			1.0000	0.16	1,200	
Total Card Land Units					0.56 AC	Parcel Total Land Area					0.56	Total Land Value					3,391,900

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1541	
Model	01	Residential	Bsmt Type	04	
Grade	13	Prime++	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	03	Plaster	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		1,556,730
Interior Floor 2			Replace Cost		156,819
Heat Fuel	03	Gas	Year Built		2002
Heat Type	05	Hot Water	Effective Year Built		2012
AC Type	03	Central	Depreciation Code		E
Bedrooms	3		Remodel Rating		
Full Baths	4		Year Remodeled		
Half Baths	1		Depreciation %		9
Extra Fixtures	3		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		91
Extra Openings	1		Cns Sect Rcnd		1,559,300
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	1289		Dep Ovr Comment		
FBM Quality	05	Living Area	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1541		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	1,589	1,589	1,589	365.17	580,259
BSM	Basement	0	1,541	308	72.99	112,473
DCK	Deck	0	132	13	35.96	4,747
FGR	Garage	0	576	230	145.82	83,990
FOP	Open Porch	0	176	26	53.95	9,494
FUS	Finished Upper Story	2,097	2,097	2,097	365.17	765,767
Ttl Gross Liv / Lease Area		3,686	6,111	4,263		1,556,730



46 STANDISH RD