

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MARTIN MATTHEW D			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
CINGOLANI CARLY A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	706,700	706,700
961 CONGRESS ST				0 Heavy		RES LAND	1010	387,600	387,600
SUPPLEMENTAL DATA									
DUXBURY MA 02332	Alt Prcl ID	Cyclical 1							
	Scnd Home	Exemption							
	Tax Class T	W							
	Tot Fin Area 3120	District							
	Total Acres 2.284	Res Exem							
	Chapter Lan								
	GIS ID F_855423_2849078	Assoc Pid#							
						Total		1,094,300	1,094,300

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MARTIN MATTHEW D	57428 133	11-16-2022	Q	I	1,050,000	00	Year	Code	Assessed	Year	Code	Assessed	
GOODELL WILLIAM B	17607 0174	06-28-1999	Q	I	530,000	00	2023	1010	583,600	2022	1010	533,000	
HEIN LARRY D	15515 0196	09-29-1997	Q	I	415,000	00		1010	409,800		1010	338,900	
						Total	993,400		Total	871,900		Total	740,400

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) 706,700
 Appraised Xf (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 0
 Appraised Land Value (Bldg) 387,600
 Special Land Value 0
 Total Appraised Parcel Value 1,094,300
 Valuation Method C

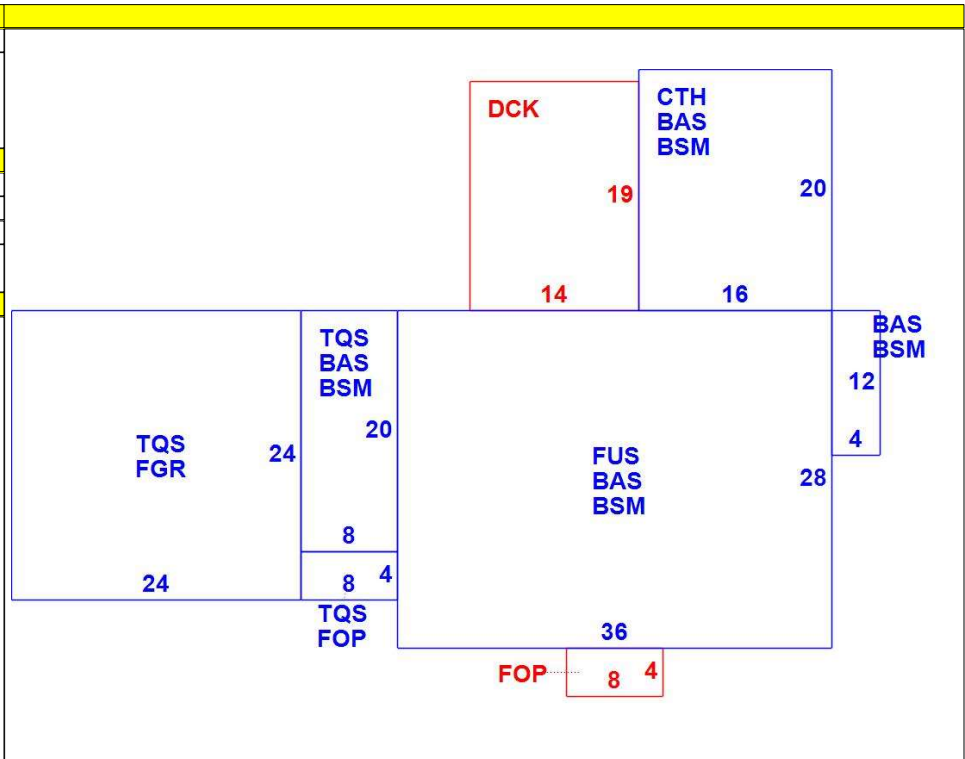
Total Appraised Parcel Value 1,094,300

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

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-23-38	02-22-2023	MN	Maintenance	2,000		100	02-22-2023	WEATHERIZATION/AIR SEALIN	03-29-2023	SJD	9	1	07	Measure - Info @ Door			
14	03-28-2011	MN	Maintenance	15,112		100		REROOF 32 SQUARES	04-12-2013	VGS			20	Field Review			
14274	10-30-1996	NC	New Construct	150,000	12-10-1997	100		2 STRY DWELATT GARA	04-02-2007	BSB		1	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	PD	Primary	40,000 SF	8.75	1.00000	5	1.00	0050	1.000	LOT 2	1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	1.367 AC	35,000.00	0.78543	5	1.00	0050	1.000		1.0000	0.63	37,600
Total Card Land Units					2.28 AC	Parcel Total Land Area					2.28	Total Land Value			387,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1568	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	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		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		810,420
Interior Floor 2			Replace Cost		30,880
Heat Fuel	02	Oil	Year Built		1997
Heat Type	05	Hot Water	Effective Year Built		2005
AC Type	01	None	Depreciation Code		A
Bedrooms	5		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		16
Extra Fixtures	1		Functional Obsol		
Total Rooms	10		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		84
Extra Openings	0		Cns Sect Rcnld		706,700
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1568		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	1,536	1,536	1,536	217.50	334,086	
BSM	Basement	0	1,536	307	43.47	66,774	
CTH	Cathedral Ceiling	0	320	32	21.75	6,960	
DCK	Deck	0	266	27	22.08	5,873	
FGR	Garage	0	576	230	86.85	50,026	
FOP	Open Porch	0	64	10	33.99	2,175	
FUS	Finished Upper Story	1,008	1,008	1,008	217.50	219,244	
TQS	Three Quarter Story	576	768	576	163.13	125,282	
Ttl Gross Liv / Lease Area		3,120	6,074	3,726		810,420	

