

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
OLIVA JULIE T TT			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
JULIE T OLIVA TRUST 2022			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	707,700	707,700
234 GURNET RD		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	549,800	549,800
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 840 Total Acres .46 Chapter Lan			Cyclical Exemption W District Res Exem	RESIDNTL	1010	11,400	11,400
GIS ID F_887070_2848894		Assoc Pid#					Total	1,268,900	1,268,900

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
OLIVA JULIE T TT	57211	99	09-07-2022	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
OLIVA JULIE	57013	235	07-11-2022	U	I	1	1A	2023	1010	542,500	2022	1010	501,000
OLIVA LEIGH	50482	0088	11-02-2018	Q	I	395,000	00		1010	423,700		1010	357,800
CAULFIELD KEVIN & CAULFIELD KATHR	44395	0283	06-06-2014	Q	I	334,950	00		1010	600		1010	600
FREEMAN SUSAN L	15055	0179	03-27-1997	Q	I	127,500	00	Total		966,800	Total		859,400
								Total		522,300	Total		522,300

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0120				

NOTES									

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	707,700		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	11,400		
Appraised Land Value (Bldg)	549,800		
Special Land Value	0		
Total Appraised Parcel Value	1,268,900		
Valuation Method	C		
Total Appraised Parcel Value	1,268,900		

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
BPO-21-78	03-15-2021	MN	Maintenance	5,400	05-17-2021	100		Remove rear decks and sliding d	09-17-2021	SJT	10		00	Measure & Listed
BP-19-394	01-06-2020	NC		334,000	05-17-2021	100		Construct a new SF; 1st: 952sf; 2	05-06-2021	SJT	5		20	Field Review
BP-19-393	11-27-2019	DM		15,500	05-04-2020	100		DEMO DWELLING	04-20-2021	SJT	5		20	Field Review
									08-03-2020	SJT	5		20	Field Review
									06-02-2020	SJT	5		20	Field Review
									05-04-2020	SJT	5		05	Measure - Under Construct
									06-25-2019	SJD	9	1	07	Measure - Info @ Door

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	WP	Primary	6,534	SF	36.41	1.00000	5	1.00	0120	2.096			548,500	
1	1010	Single Family		Undevelop	0.310	AC	2,000.00	1.00000	0	1.00	0120	2.096	UNUSEABLE MARSH AREA AT	1.0000	0.10	1,300
Total Card Land Units					0.46	AC	Parcel Total Land Area					0.46	Total Land Value			549,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	0	
Model	01	Residential	Bsmt Type	06	
Grade	08	Excellent	Unfin Area	0.00	None
Stories	3				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	6				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	2				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	01	Posts Piers			
Bsmt Garage	0				
Bsmt Area	0				

CONDO DATA

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

COST / MARKET VALUATION

Net Other Adj	699,313
Replace Cost	30,275
Year Built	729,587
Effective Year Built	2019
Depreciation Code	2018
Remodel Rating	A
Year Remodeled	
Depreciation %	3
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	97
Cns Sect Rcnld	707,700
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
SHD1	Shed	L	64	21.00	2000	A	70	C	1.00	900
GNR	GENERATOR	L	1	12400.00	2022	G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	952	952	952	261.33	248,784
DCK	Deck	0	302	30	25.96	7,840
FUS	Finished Upper Story	1,694	1,694	1,694	261.33	442,689
Ttl Gross Liv / Lease Area		2,646	2,948	2,676		699,313

