

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MOLINARI ARTHUR J			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
MOLINARI JEAN M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	257,100	257,100
120 KEENE ST		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	363,000	363,000	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1356 Total Acres 1.288 Chapter Lan GIS ID F_856245_2846819			Cyclical 1 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	1,200	1,200
						Total		621,300	621,300

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MOLINARI ARTHUR J TT		57735 229	03-13-2023	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
MOLINARI ARTHUR J		3308 0758	05-25-1966	U	I	0	1	2023	1010	257,400	2022	1010	211,500
									1010	377,500		1010	311,100
									1010	800		1010	800
						Total		635,700	Total	523,400	Total	451,100	

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)	257,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,200
Appraised Land Value (Bldg)	363,000
Special Land Value	0
Total Appraised Parcel Value	621,300
Valuation Method	C
Total Appraised Parcel Value	621,300

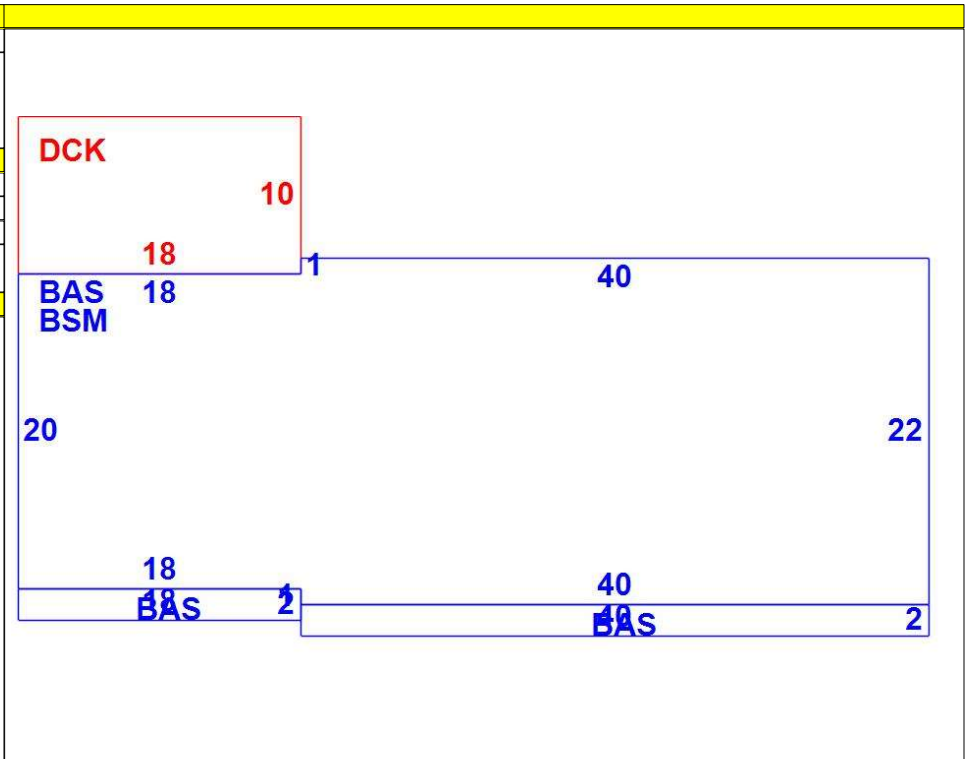
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

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
									10-06-2022	SJT	10		07	Measure - Info @ Door
									04-12-2013	VGS			20	Field Review
									09-12-2007	BSB			01	Measure - No Entry

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	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	WP	Residual	0.370 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.81	13,000
Total Card Land Units					1.29 AC	Parcel Total Land Area					1.29	Total Land Value			363,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	1240	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	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	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			334,846
Interior Floor 2			Net Other Adj		27,300
Heat Fuel	02	Oil	Replace Cost		362,146
Heat Type	05	Hot Water	Year Built		1972
AC Type	01	None	Effective Year Built		1992
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		71
Gas Fireplaces	0		Cns Sect Rcnld		257,100
Sq Ft Fin Bsmt	320		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1240		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	80	21.00	1980	A	70	C	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,356	1,356	1,356	206.44	279,933
BSM	Basement	0	1,240	248	41.29	51,197
DCK	Deck	0	180	18	20.64	3,716
Ttl Gross Liv / Lease Area		1,356	2,776	1,622		334,846

