

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MASTROMARINO JOHN L & MARY E			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
MASTROMARINO REALTY TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	640,500	640,500
52 FAIROAKS LN		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	1,289,000	1,289,000
COHASSET MA 02025		Alt Prcl ID	Scnd Home 500299	Cyclical Exemption	8	RESIDNTL	1010	10,500	10,500
		Tax Class T	Tot Fin Area 2242	District SEAWALL 2 G1 OF					
		Total Acres .172	Chapter Lan	Res Exem					
		GIS ID F_887233_2850857	Assoc Pid#						
							Total	1,940,000	1,940,000

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MASTROMARINO JOHN L & MARY E TT		57001 263	07-07-2022	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
MASTROMARINO JOHN L		17158 0259	02-17-1999	U	I	403,250	1	2023	1010	464,600	2022	1010	424,200
									1010	1,039,500	2021	1010	872,800
								Total	1,504,100	Total	1,297,000	Total	1,219,700

EXEMPTIONS			OTHER ASSESSMENTS				APPROAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 640,500			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				
ASSESSING NEIGHBORHOOD							Appraised Ob (B) Value (Bldg) 10,500					
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Land Value (Bldg) 1,289,000				
0120							Special Land Value 0					
NOTES							Total Appraised Parcel Value 1,940,000					
							Valuation Method C					
							Total Appraised Parcel Value 1,940,000					

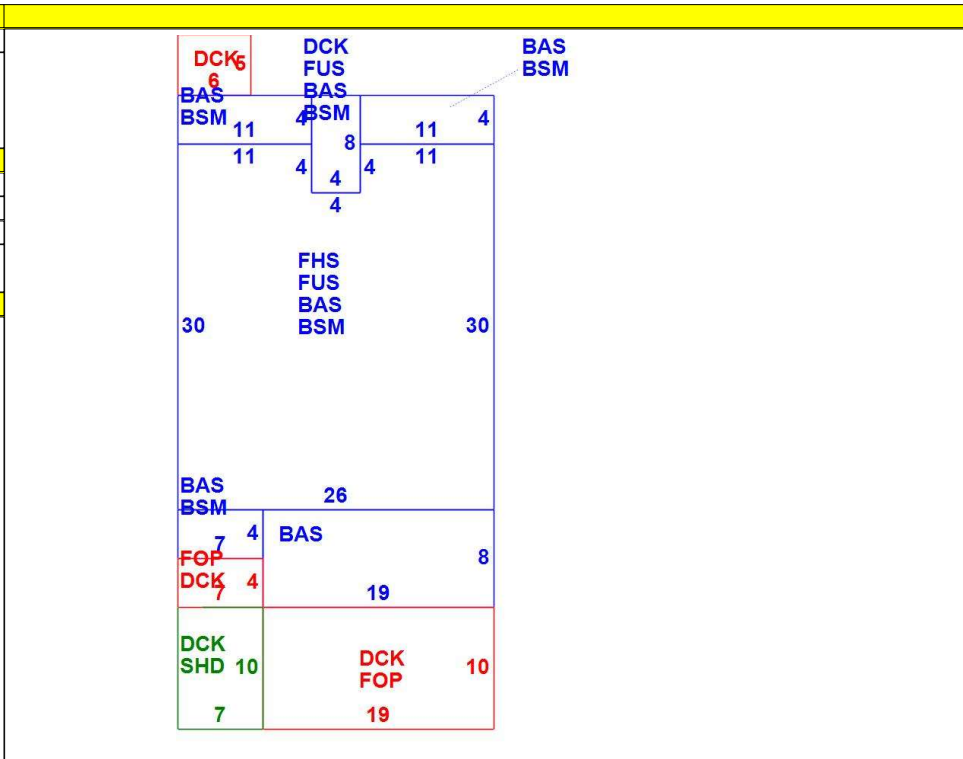
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
2013-55	04-01-2013	MN		5,000		100		REPAIR EXISTING BREAKAWA		12-14-2022	SJT	10		00	Measure & Listed
90	03-24-2005	MS	Miscellaneous	7,800		100		10X26 DECK W/STAIRS		04-12-2013	VGS			20	Field Review
20010064	03-01-2001	RM	Remodel	2,500		100		ADD BLOW OUT PANES		02-23-2009	K-D		1	00	Measure & Listed
119990387	08-25-1999	RM	Remodel	2,500	06-08-2000	100		ENCLOSE GAR							
19990184	05-11-1999	AD	Addition	1,000	06-08-2000	100		6' A DRMRS/PLATFORM							
19990128	04-09-1999	RM	Remodel	20,000	06-08-2000	100		INSTL WNDWS+RFRB P +							
119990096	03-17-1999	RM	Remodel	10,000	06-08-2000	100		RM INTERIOR+							

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	7,500 SF	32.80	1.00000	5	1.00	0120	2.096		W250	2.5000	171.87	
Total Card Land Units					0.17	AC	Parcel Total Land Area					0.17	Total Land Value			1,289,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	912	
Model	01	Residential	Bsmt Type	03	
Grade	09	Custom	Unfin Area	0.00	Partial
Stories	2.65				
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	05	Hot Water			
AC Type	03	Central			
Bedrooms	3				
Full Baths	1				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	1				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	05	Conc Block			
Bsmt Garage	1				
Bsmt Area	912				

CONDO DATA				
Parcel Id		C	Own	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION			
Net Other Adj			739,891
Replace Cost			22,610
Year Built			762,503
Effective Year Built			1948
Depreciation Code			2005
Remodel Rating			E
Year Remodeled			
Depreciation %		16	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		84	
Cns Sect Rcnd		640,500	
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
GNR	GENERATOR	L	1	12400.00	2016	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	1,064	1,064	1,064	295.01	313,894
BSM	Basement	0	912	182	58.87	53,692
DCK	Deck	0	330	33	29.50	9,735
FHS	Finished Half Story	382	764	382	147.51	112,695
FOP	Open Porch	0	218	33	44.66	9,735
FUS	Finished Upper Story	796	796	796	295.01	234,830
SHD	Attached Shed	0	50	18	106.20	5,310
Ttl Gross Liv / Lease Area		2,242	4,134	2,508		739,891

