

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
DRISCOLL MARGARET H			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
CONOLE DAVID P			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,098,200	1,098,200	
553 WADING PLACE		SUPPLEMENTAL DATA			RES LAND	1010	635,500	635,500		
CHARLESTON SC 29492		Alt Prcl ID Scnd Home NEW FY 2024 Tax Class T Tot Fin Area 3420 Total Acres .344 Chapter Lan GIS ID F_886627_2852081			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	12,400	12,400	
						Total		1,746,100	1,746,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
DRISCOLL MARGARET H		56857 126	05-27-2022	Q	I	1,730,000	00	Year	Code	Assessed	Year	Code	Assessed	
CHAMPION BUILDERS INC		54987 146	05-17-2021	U	I	465,000	1	2023	1010	1,023,000	2022	1010	29,500	
TUFANKJIAN CHERYL J TT		42479 0274	12-31-2012	U	I	1	1A		1010	537,800		1010	459,800	
TUFANKJIAN CHARLES G		3752 0148	02-15-1972	U	I	30,000	1		1010	7,700		1010	366,000	
						Total		1,568,500	Total		489,300	Total		459,900

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
								This signature acknowledges a visit by a Data Collector or Assessor
		Total	0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0120				
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
EPO-22-275	06-02-2022	EL	Electric			100	06-03-2022	GENERATOR	01-26-2022	SJT	5		01	Measure - No Entry
BPO-21-424	11-05-2021	NC	New Construct	61,860		100	01-11-2022	PLAN #AX-058 210 SF BASEM	09-15-2021	SJT	5		05	Measure - Under Construct
BPO-21-102	05-13-2021	DM	Demolish	20,000	06-29-2021	100	06-29-2021	Demo existing structure.	07-01-2021	SJT	5		20	Field Review
BPO-21-103	05-05-2021	NC	New Construct	580,000	06-29-2021	100	01-11-2022	Construct a 4 bed/ 3 bath colonia	11-09-2015	JLF	10		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									08-19-2008	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	RC	Primary	15,000 SF	19.25	1.00000	5	1.00	0120	2.096		V105	1.0500	42.37	635,500
Total Card Land Units					0.34	AC	Parcel Total Land Area					0.34	Total Land Value			635,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1404	
Model	01	Residential	Bsmt Type	04	
Grade	10	Custom +	Unfin Area	0.00	Full
Stories	2.5				
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	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		1,064,469
Interior Floor 2			Replace Cost		44,793
Heat Fuel	03	Gas	Year Built		2021
Heat Type	05	Hot Water	Effective Year Built		2020
AC Type	03	Central	Depreciation Code		A
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		1
Extra Fixtures	0		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	0		Percent Good		99
Extra Openings	0		Cns Sect Rcnd		1,098,200
Gas Fireplaces	1		Dep % Ovr		
Sq Ft Fin Bsmt	210		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	1404		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	2022	E	100	C	1.00	12,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAL	Balcony	0	40	4	28.36	1,134
BAS	First Floor	1,332	1,332	1,332	283.56	377,697
BSM	Basement	0	1,404	281	56.75	79,679
FOP	Open Porch	0	216	32	42.01	9,074
FUS	Finished Upper Story	1,332	1,332	1,332	283.56	377,697
TDK	Trex Deck	0	168	17	28.69	4,820
TQS	Three Quarter Story	756	1,008	756	212.67	214,368
Ttl Gross Liv / Lease Area		3,420	5,500	3,754		1,064,469

