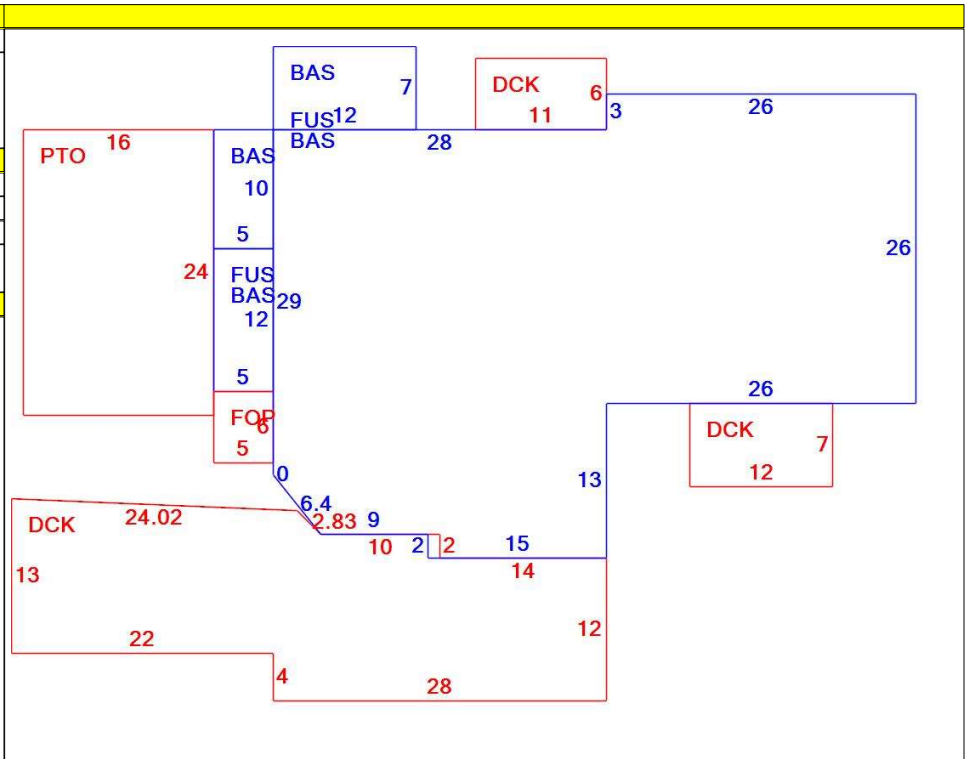


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
TEDESCHI CHERYLE A 18 BAY AVE DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed									
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	638,500	638,500									
				0	Light			RES LAND	1010	947,900	947,900									
SUPPLEMENTAL DATA										RESIDNTL	1010	24,500	24,500							
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3278 Total Acres .42 Chapter Lan GIS ID F_887049_2852190				Cyclical 8 Exemption W District SEAWALL 2 Res Exem Assoc Pid#						Total	1,610,900	1,610,900								
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
CHIMINIELLO ROBYN			58131	111	07-27-2023		Q	I	1,710,000		00	Year	Code	Assessed	Year	Code	Assessed			
TEDESCHI CHERYLE A			55095	290	06-04-2021		Q	I	1,611,000		00	2023	1010	555,900	2022	1010	461,400	2021	1010	393,200
LINCOLN SUSAN			18520	0239	05-15-2000		Q	I	510,000		00		1010	1,024,200		1010	552,100		1010	423,400
FORNARO TRACIE A			5877	0013	11-28-1984		U	I	212,000		1		1010	18,800		1010	18,800		1010	18,800
												Total	1,598,900	Total	1,032,300	Total	835,400			
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description		Amount	Code	Description	Number	Amount	Comm Int											
				Total	0.00															
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY										
Nbhd		Nbhd Name			B		Tracing		Batch		Appraised Bldg. Value (Card)				638,500					
0120											Appraised Xf (B) Value (Bldg)				0					
										Appraised Ob (B) Value (Bldg)				24,500						
										Appraised Land Value (Bldg)				947,900						
										Special Land Value				0						
										Total Appraised Parcel Value				1,610,900						
										Valuation Method				C						
										Total Appraised Parcel Value				1,610,900						
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				
QPO-23-29	08-10-2023	MN	Maintenance	8,000		100		REPLACE DECK RAILINGS			08-31-2023	SJT	2		20	Field Review				
2016-68	05-18-2016	MN	Maintenance	3,000		100		REROOF OVER EXISTING LAY			10-16-2015	JLF	10	1	00	Measure & Listed				
209	12-07-2011	MN	Maintenance	4,000		100		6 WINDOWS			04-12-2013	VGS			20	Field Review				
14374	02-10-1997	AD	Addition	35,200	04-25-1998	100		2 STRY ADD W/DECK			08-20-2008	BSB		1	00	Measure & Listed				
13785	08-10-1995	NC	New Construct	16,000	05-21-1996	100		BUILD A DECK												
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	18,295	SF	16.48	1.00000	5	1.00	0120	2.096			V150	1.5000	51.81	947,900		
Total Card Land Units					0.42	AC	Parcel Total Land Area					0.42	Total Land Value					947,900		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	0	
Model	01	Residential	Bsmt Type	06	
Grade	09	Custom	Unfin Area	0.00	None
Stories	2				
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	01	None			
Bedrooms	4				
Full Baths	3				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	8				
Bath Style	03	Modern			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	02	Slab			
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		695,718	
Replace Cost		38,190	
Year Built		733,908	
Effective Year Built		1982	
Depreciation Code		2008	
Remodel Rating		E	
Year Remodeled			
Depreciation %	13		
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		87	
Cns Sect Rcnd		638,500	
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
FGR1	Garage - 1 Sto	L	672	52.00	1989	A	70	C	1.00	24,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,842	1,842	1,842	190.40	350,715
DCK	Deck	0	796	80	19.14	15,232
FOP	Open Porch	0	30	5	31.73	952
FUS	Finished Upper Story	1,708	1,708	1,708	190.40	325,201
PTO	Patio	0	384	19	9.42	3,618
Ttl Gross Liv / Lease Area		3,550	4,760	3,654		695,718

