

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
PIAZZA JOHN JR			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	
PIAZZA CATHERINE			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	221,300	221,300	
498 UNION BRIDGE RD		SUPPLEMENTAL DATA			RES LAND	1010	332,500	332,500		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1056 Total Acres .7 Chapter Lan GIS ID F_859946_2847604			Cyclical 1 Exemption W District Res Exem Assoc Pid#		Total		553,800	553,800

905
 DUXBURY, MA
VISION

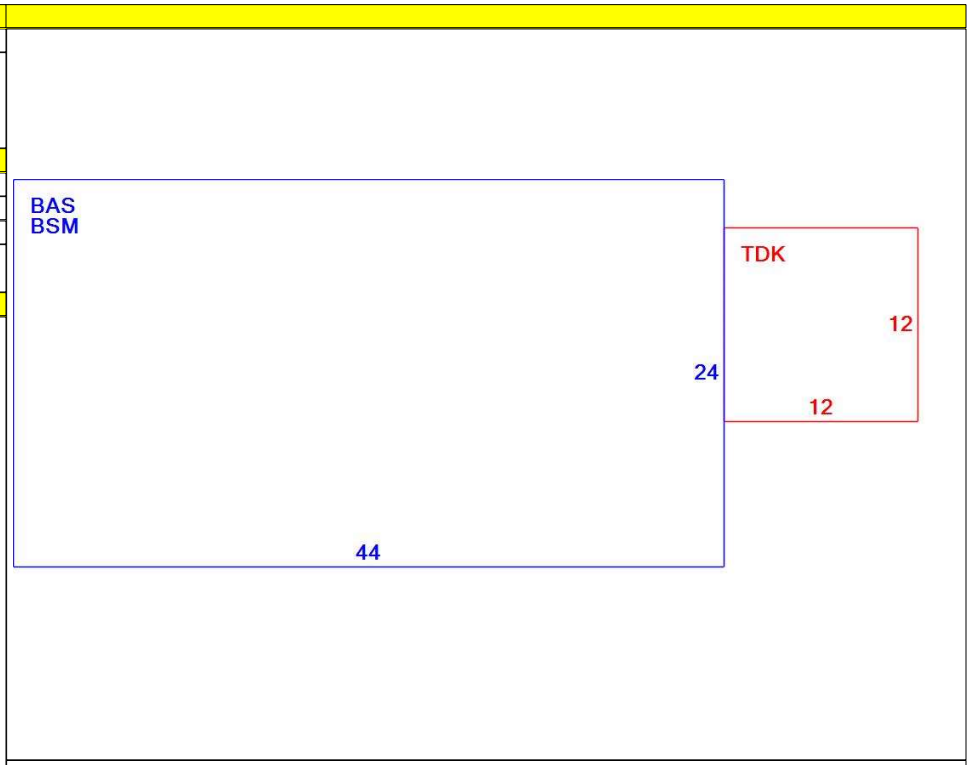
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
PIAZZA JOHN JR		46817 0258	04-19-2016	Q	I	405,000	00	Year	Code	Assessed	Year	Code	Assessed
EASTERN GATE PROPERTIES LLC		45043 0225	12-12-2014	U	I	225,000	1	2023	1010	237,000	2022	1010	208,700
BERNSTEIN BRUCE & BERNSTEIN BEAT		8553 0094	06-30-1988	Q	I	157,000	00		1010	346,000		1010	285,900
		Total						583,000		Total		494,600	
								Total		Total		441,600	

EXEMPTIONS			OTHER ASSESSMENTS				PREVIOUS ASSESSMENTS (HISTORY)										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor								
		Total				0.00				APPRAISED VALUE SUMMARY							
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card) 221,300							
0050										Appraised Xf (B) Value (Bldg) 0							
										Appraised Ob (B) Value (Bldg) 0							
										Appraised Land Value (Bldg) 332,500							
										Special Land Value 0							
										Total Appraised Parcel Value 553,800							
										Valuation Method C							
										Total Appraised Parcel Value 553,800							

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-22-13	06-29-2022	MN	Maintenance	3,655		100	06-29-2022	AIR SEALING/INSULATION	08-05-2015	SJD	9		01	Measure - No Entry	
2015-33	02-03-2015	RM	Remodel	44,500		100	08-05-2015	12 X 12 DECK , REMODEL KITC	04-12-2013	VGS			20	Field Review	
13	02-23-2009	MN	Maintenance	6,800		100		STRIP REROOF	04-11-2007	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	30,605 SF	10.86	1.00000	5	1.00	0050	1.000		1.0000	10.86	332,500	
Total Card Land Units					0.70	AC	Parcel Total Land Area					0.70	Total Land Value			332,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1056	
Model	01	Residential	Bsmt Type	04	
Grade	04	Above Ave	Unfin Area	0.00	Full
Stories	1		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	25	Vinyl Siding			B
Exterior Wall 2					S
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			214,196
Interior Floor 2			Net Other Adj		29,009
Heat Fuel	02	Oil	Replace Cost		243,205
Heat Type	05	Hot Water	Year Built		1970
AC Type	01	None	Effective Year Built		2012
Bedrooms	3		Depreciation Code		R
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %		9
Total Rooms	5		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		91
Gas Fireplaces	0		Cns Sect Rcnld		221,300
Sq Ft Fin Bsmt	625		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1056		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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,056	1,056	1,056	167.21	176,574
BSM	Basement	0	1,056	211	33.41	35,281
TDK	Trex Deck	0	144	14	16.26	2,341
Ttl Gross Liv / Lease Area		1,056	2,256	1,281		214,196

