

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
VITARO RICHARD P		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
VITARO JACQUELINE C		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	440,300	440,300	
19 MELLORS WALK				0	Medium			RES LAND	1010	207,500	207,500	
								RESIDNTL	1010	2,100	2,100	
SUPPLEMENTAL DATA												VISION
Alt Prcl ID				Cyclical 1								
Scnd Home				Exemption								
Tax Class T				W								
DUXBURY MA 02332		Total Fin Area 2476		District		Res Exem						
GIS ID F_855179_2851117		Assoc Pid#										
									Total	649,900	649,900	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
VITARO RICHARD P	26520	0074	09-15-2003	U	I	555,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CUSHMAN JAMES W	16148	0269	04-30-1998	Q	I	267,500	00	2023	1010	354,600	2022	1010	325,200	2021	1010	293,700
OMARA ROBERT J	12161	0194	08-30-1993	Q	V	172,000	00		1010	215,600		1010	180,600		1010	149,100
ALBANO CARMINE	9898	0071	08-16-1990	Q	V	152,000	00		1010	1,400		1010	1,400		1010	1,400
								Total	571,600	Total	507,200	Total	444,200			

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										
0050														
NOTES														
										Appraised Bldg. Value (Card)	440,300			
										Appraised Xf (B) Value (Bldg)	0			
										Appraised Ob (B) Value (Bldg)	2,100			
										Appraised Land Value (Bldg)	207,500			
										Special Land Value	0			
										Total Appraised Parcel Value	649,900			
										Valuation Method	C			
										Total Appraised Parcel Value	649,900			

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
11063	11-29-1988	NC	New Construct	136,500	01-01-1994	100		SALT BOX W/ELLS		02-07-2020	SJT	0		00	Measure & Listed
										04-22-2013	SJD	6	1	30	Quality Control
										04-12-2013	VGS			20	Field Review
										03-13-2009	KP		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	PD	Primary	17,000	SF	17.44	1.00000	5	0.70	0050	1.000	PEMBROKE HAS AS PRIMAR	1.0000	12.21	207,500	
					Total Card Land Units	0.39	AC	Parcel Total Land Area					0.39			Total Land Value	207,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1552	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			Owne
Exterior Wall 2	11	Clapboard			B
Roof Structure	03	Gable			S
Roof Cover	03	Asphalt	Adjust Type	Code	Description
Interior Wall 1	05	Drywall	Condo Flr		Factor%
Interior Wall 2			Condo Unit		
Interior Floor 1	12	Hardwood	COST / MARKET VALUATION		
Interior Floor 2			Net Other Adj		540,908
Heat Fuel	02	Oil	Replace Cost		38,480
Heat Type	05	Hot Water	Year Built		579,388
AC Type	03	Central	Effective Year Built		1989
Bedrooms	4		Depreciation Code		1997
Full Baths	2		Remodel Rating		A
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		24
Total Rooms	10		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		76
Gas Fireplaces	0		Cns Sect Rcnd		440,300
Sq Ft Fin Bsmt	500		Dep % Ovr		
FBM Quality	02	Low Quality	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1552		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	140	21.00	2000	A	70	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,468	1,468	1,468	190.93	280,287
BSM	Basement	0	1,552	310	38.14	59,189
DCK	Deck	0	280	28	19.09	5,346
FOP	Open Porch	0	112	17	28.98	3,246
FUS	Finished Upper Story	1,008	1,008	1,008	190.93	192,458
WDK	Deck	0	16	2	23.87	382
Ttl Gross Liv / Lease Area		2,476	4,436	2,833		540,908

