

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
GABANELLE JEAN-JACQUES G			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
GABANELLE ANNE			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	342,700	342,700
622 UNION ST		SUPPLEMENTAL DATA			RES LAND	1010	390,500	390,500	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3871 Total Acres 2.698 Chapter Lan GIS ID F_859802_2849283			Cyclical 1 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	18,600	18,600
							Total	751,800	751,800

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GABANELLE JEAN-JACQUES G		11997 0332	06-30-1993	Q	I	220,000	00	Year	Code	Assessed	Year	Code	Assessed
EDMUNDS ROBERT A		3548 0611	09-17-1969	Q	I	0	00	2023	1010	308,100	2022	1010	270,700
									1010	420,300		1010	348,700
									1010	13,300		1010	21,000
							Total	741,700	Total	640,400	Total	568,300	

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
		Total	0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			342,700
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			18,600
Appraised Land Value (Bldg)			390,500
Special Land Value			0
Total Appraised Parcel Value			751,800
Valuation Method			C
Total Appraised Parcel Value			751,800

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
BPO-22-96	07-07-2022	AD	Addition	60,000	07-19-2023	100		PLAN #BA-01 RAZE SCR PRCH	07-19-2023	SJT	5		06	Inspection Only
2018-364	09-26-2018	MN	Maintenance	46,000		100		REPLACE RAFTERS AND SHIN	10-12-2021	SJT	10		00	Measure & Listed
6	01-12-2012	AD	Addition	94,000	05-12-2012	100		18X26 2STY ADD	04-12-2013	VGS			20	Field Review
209	10-27-2011	DM	Demolish	12,500	05-12-2012	100		16X33 SHED	05-16-2012	KP	5	1	30	Quality Control
155	09-15-2011	MN	Maintenance	13,000		100		REROOF	10-17-2007	BSB			01	Measure - No Entry

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	40,000 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	1.780 AC	35,000.00	0.64943	5	1.00	0050	1.000		1.0000	0.52	40,500
Total Card Land Units					2.70 AC	Parcel Total Land Area					2.70	Total Land Value			390,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	280	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1.5				
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		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		492,721
Interior Floor 2	09	Pine/Soft Wood	Replace Cost		18,700
Heat Fuel	02	Oil	Year Built		511,421
Heat Type	05	Hot Water	Effective Year Built		1800
AC Type	06	Partial	Depreciation Code		1988
Bedrooms	5		Remodel Rating		A
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		33
Extra Fixtures	0		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		67
Extra Openings	3		Cns Sect Rcnd		342,700
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	03	Stone	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	280		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	80	21.00	1950	A	70	C	1.00	1,200
BRN1	Barn - 1 Story	L	1,620	39.00	1950	F	55	D	0.50	17,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,426	2,426	2,426	121.81	295,511
BSM	Basement	0	450	90	24.36	10,963
DCK	Deck	0	16	2	15.23	244
FHS	Finished Half Story	525	1,050	525	60.91	63,950
FOP	Open Porch	0	21	3	17.40	365
FUS	Finished Upper Story	920	920	920	121.81	112,065
PRG	Pergola	0	526	53	12.27	6,456
PTO	Patio	0	526	26	6.02	3,167
Ttl Gross Liv / Lease Area		3,871	5,935	4,045		492,721

