

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
VANCHERI PAUL J & LYNN H TT			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
VANCHERI FAMILY REVOCABLE TRU			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	679,600	679,600
692 UNION ST		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	350,900	350,900	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2516 Total Acres .944 Chapter Lan			Cyclical 1 Exemption W District Res Exem	RESIDNTL	1010	38,400	38,400
GIS ID F_859703_2850134		Assoc Pid#			Total		1,068,900	1,068,900	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
VANCHERI PAUL J & LYNN H TT		44739 0113	09-15-2014	U	V	1	1A	Year	Code	Assessed	Year	Code	Assessed
VANCHERI PAUL J		31043 0285	08-01-2005	Q	I	750,000	00	2023	1010	509,400	2022	1010	468,800
STEWART MARTHA T		26777 0307	10-10-2003	U	I	1	1F		1010	364,900		1010	300,900
STEWART MARTHA T RESTATED REVO		24142 0257	02-05-2003	U	I	100	1F		1010	20,500		1010	20,500
STEWART ROGER M		13953 0105	11-10-1995	Q	I	300,000	00	Total		894,800	Total		790,200
								Total		697,700	Total		697,700

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2024	22	22 VETERAN	400.00					
Total			400.00					

This signature acknowledges a visit by a Data Collector or Assessor

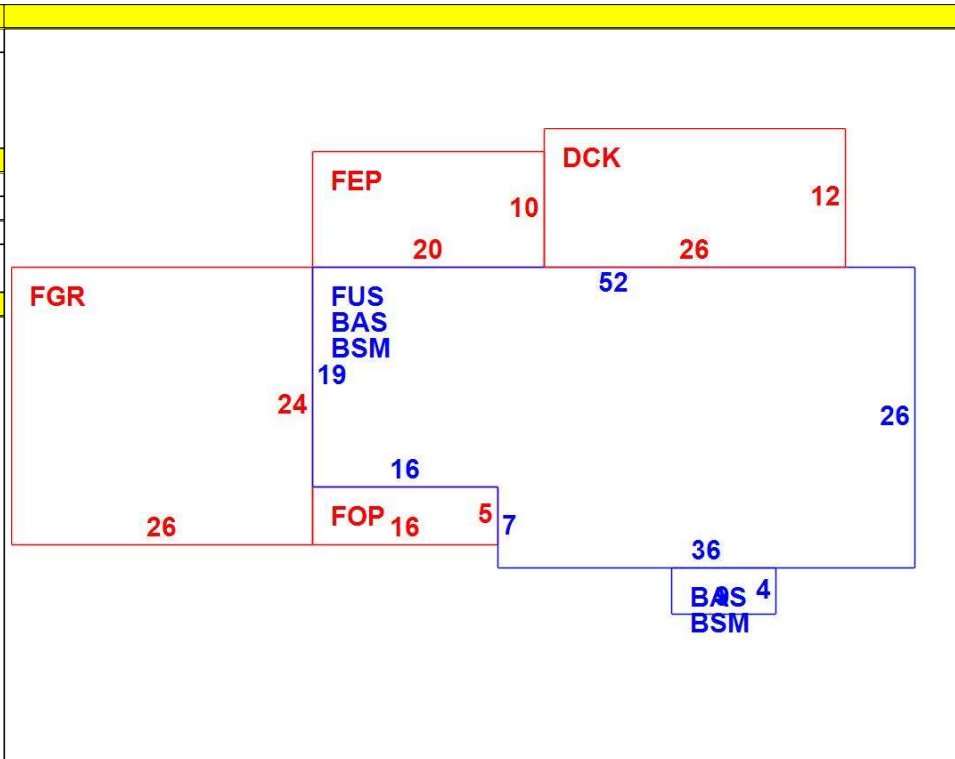
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	679,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	38,400
Appraised Land Value (Bldg)	350,900
Special Land Value	0
Total Appraised Parcel Value	1,068,900
Valuation Method	C
Total Appraised Parcel Value	1,068,900

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
BPO-21-214	05-10-2021	MN	Maintenance	10,000		100	07-19-2021	Reside the home with new shingl	11-14-2022	SJT	10		01	Measure - No Entry
BPO-21-175	04-26-2021	RM	Remodel	33,000		100	07-19-2021	Refurbish kitchen .	04-12-2013	VGS			20	Field Review
2015-71	05-04-2015	RM	Remodel	20,000		100		REMODEL EXISTING 2ND FLR	10-17-2007	BSB			01	Measure - No Entry
150	09-29-2010	MN	Maintenance	24,680		100		16 WINDOWS						
21	03-24-2009	MN	Maintenance	17,639		100		11 WINDOWS						
14919	05-06-1998	NC	New Construct	14,000	06-18-1999	100		21X38 ING HEAT POOL						

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	0.026	AC 35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	900
Total Card Land Units					0.94	AC	Parcel Total Land Area					0.94	Total Land Value		350,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1276	
Model	01	Residential	Bsmt Type	03	
Grade	07	Very Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle	<b>CONDO DATA</b>		
Exterior Wall 2			Parcel Id		C
Roof Structure	03	Gable			B
Roof Cover	03	Asphalt			S
Interior Wall 1	05	Drywall	Adjust Type	Code	Description
Interior Wall 2			Condo Flr		Factor%
Interior Floor 1	12	Hardwood	Condo Unit		
Interior Floor 2			<b>COST / MARKET VALUATION</b>		
Heat Fuel	02	Oil	Net Other Adj		731,606
Heat Type	05	Hot Water	Replace Cost		67,880
AC Type	03	Central	Year Built		799,487
Bedrooms	4		Effective Year Built		1987
Full Baths	2		Depreciation Code		2006
Half Baths	1		Remodel Rating		VG
Extra Fixtures	1		Year Remodeled		
Total Rooms	8		Depreciation %		15
Bath Style	02	Average	Functional Obsol		
Kitchen Style	03	Modern	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	2		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		85
Sq Ft Fin Bsmt	925		Cns Sect Rcnd		679,600
FBM Quality	04	Above Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1276		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
SPL1	Ing Pool - Ave	L	836	64.00	1998	A	70	C	1.00	37,500
SHD1	Shed	L	64	21.00	2010	A	70	C	1.00	900

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,276	1,276	1,276	229.78	293,194
BSM	Basement	0	1,276	255	45.92	58,593
DCK	Deck	0	312	31	22.83	7,123
FEP	Finished Enclosed Porch	0	200	120	137.87	27,573
FGR	Garage	0	624	250	92.06	57,444
FOP	Open Porch	0	80	12	34.47	2,757
FUS	Finished Upper Story	1,240	1,240	1,240	229.78	284,922
Ttl Gross Liv / Lease Area		2,516	5,008	3,184		731,606

