

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CATANIA WILLIAM S			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
451 KEENE ST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	281,800	281,800
DUXBURY MA 02332		SUPPLEMENTAL DATA			RES LAND	1010	350,000	350,000	
		Alt Prcl ID			0 Medium	RESIDNTL	1010	4,000	4,000
		Scnd Home							
		Tax Class T			Cyclical 1				
		Tot Fin Area 1562			Exemption W				
		Total Acres .918			District				
		Chapter Lan			Res Exem				
		GIS ID F_859312_2850506			Assoc Pid#				
							Total	635,800	635,800

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CATANIA WILLIAM S		40731 0216	12-16-2011	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
SENNOTT JOHN P		16152 0161	05-01-1998	Q	I	215,000	00	2023	1010	224,000	2022	1010	217,700
									1010	364,000		1010	300,000
									1010	2,700		1010	2,700
							Total	590,700	Total	520,400	Total	455,600	

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)	281,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	4,000
Appraised Land Value (Bldg)	350,000
Special Land Value	0
Total Appraised Parcel Value	635,800
Valuation Method	C
Total Appraised Parcel Value	635,800

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-22-11	06-13-2022	MN	Maintenance	14,194		100	06-13-2022	INSTALL FIREPLACE SYSTEM/	05-07-2021	SJT	5		06	Inspection Only
BP-20-88	06-23-2020	RM	Remodel	50,000	09-03-2020	100	08-07-2020	Remodel 1st & 2nd floor baths &	09-03-2020	SJT	5		20	Field Review
12859	07-05-1993	RM	Remodel	1,500		100		CNVS EXS DECK-SCR PC	04-12-2013	VGS			20	Field Review
8686	07-14-1983	NC	New Construct			100		BUILD NEW 2 STY HSE	09-12-2007	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
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			350,000

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description		Element	Cd	Description	
Style	00	Gambrel		Bsmt Area	924		
Model	01	Residential		Bsmt Type	04		
Grade	05	Ave/Good		Unfin Area	0.00	Full	
Stories	1.9						
Occupancy	1			CONDO DATA			
Exterior Wall 1	14	Wood Shingle		Parcel Id		C	Owne
Exterior Wall 2	11	Clapboard				B	S
Roof Structure	07	Gambrel		Adjust Type	Code	Description	Factor%
Roof Cover	03	Asphalt		Condo Flr			
Interior Wall 1	05	Drywall		Condo Unit			
Interior Wall 2				COST / MARKET VALUATION			
Interior Floor 1	12	Hardwood					
Interior Floor 2				Net Other Adj		370,321	
Heat Fuel	02	Oil		Replace Cost		15,730	
Heat Type	05	Hot Water		Year Built		386,051	
AC Type	01	None		Effective Year Built		1983	
Bedrooms	3			Depreciation Code		1994	
Full Baths	1			Remodel Rating		A	
Half Baths	1			Year Remodeled			
Extra Fixtures	0			Depreciation %		27	
Total Rooms	6			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		73	
Gas Fireplaces	0			Cns Sect Rcnld		281,800	
Sq Ft Fin Bsmt	0			Dep % Ovr			
FBM Quality				Dep Ovr Comment			
Foundation	06	Poured Conc		Misc Imp Ovr			
Bsmt Garage	2			Misc Imp Ovr Comment			
Bsmt Area	924			Cost to Cure Ovr			
				Cost to Cure Ovr Comment			

FSP	FNS BAS BSM	BSM
12		
9		
	24	24
	34	4
	BAS 2 BSM	

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	112	21.00	2021	G	85	A	2.00	4,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	828	828	828	209.34	173,333
BSM	Basement	0	924	185	41.91	38,728
FNS	Finished 90% Story	734	816	734	188.30	153,655
FSP	Screened Porch	0	108	22	42.64	4,605
Ttl Gross Liv / Lease Area		1,562	2,676	1,769		370,321

