

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
LORUSSO JULIE W			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
BANDANZA JOSEPH D			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	315,300	315,300
770 UNION ST				0 Medium		RES LAND	1010	350,400	350,400
			SUPPLEMENTAL DATA			RESIDNTL	1010	97,300	50,100
DUXBURY MA 02332			Alt Prcl ID	Cyclical 1					
			Scnd Home	Exemption					
			Tax Class T	W					
			Tot Fin Area 1546	District					
			Total Acres .928	Res Exem					
			Chapter Lan						
			GIS ID F_859073_2851176	Assoc Pid#					
							Total	763,000	715,800

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
LORUSSO JULIE W		23089 0071	10-10-2002	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
LORUSSO JULIE W		16044 0261	03-31-1998	Q	I	225,000	00	2023	1010	347,700	2022	1010	305,400
									1010	364,400		1010	300,300
									1010	34,200		1010	34,200
							Total	746,300	Total	639,900	Total	587,600	

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	315,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	97,300
Appraised Land Value (Bldg)	350,400
Special Land Value	0
Total Appraised Parcel Value	763,000
Valuation Method	C
Total Appraised Parcel Value	763,000

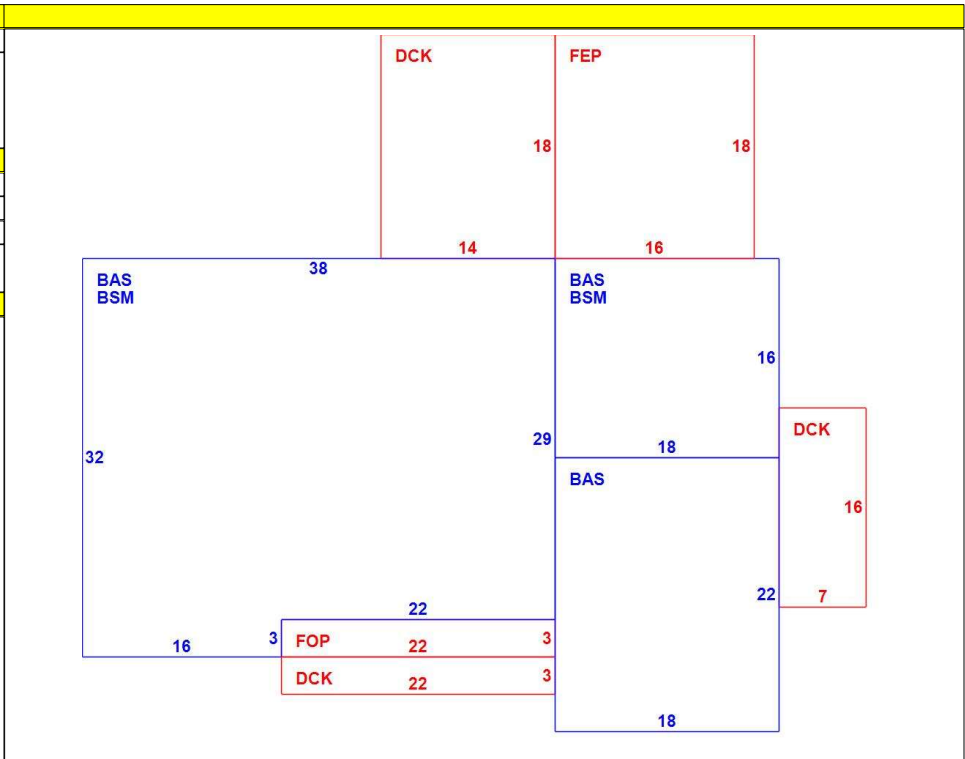
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

NOTES	
REAR GATED/NO ACCESS 6/2014 - JLF	

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-20-254	10-14-2020	MN	Maintenance	4,000		100		Weatherization & Air Sealing.	06-12-2014	JLF	10		01	Measure - No Entry
2018-80	05-10-2018	MN	Maintenance	25,000		100		REPLACE 1 WINDOW	04-12-2013	VGS			20	Field Review
2014-361	11-24-2014	MS	Miscellaneous	11,794		100		INSTALL SOLAR PANELS	07-12-2003	KP		8	00	Measure & Listed
2014-58	04-30-2014	MN	Maintenance	1,318	06-12-2014	100		REPLACE 1 DOOR						
388	09-10-2002	RM	Remodel	12,000	07-12-2003	100		18X22 GAR TO FAM RM						
41	02-07-2002	AD	Addition	11,500	07-12-2003	100		24x32 DET. GARAGE						
12442	07-13-1992	AD	Addition	1,300	01-01-1993	100		ADD OF ROOF OVER DK						

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	PD	Residual	0.010 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.92	400
Total Card Land Units					0.93 AC	Parcel Total Land Area					0.93	Total Land Value			350,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1438	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1				
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		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			399,224
Interior Floor 2			Net Other Adj		44,850
Heat Fuel	03	Gas	Replace Cost		444,073
Heat Type	04	Forced Air-Duc	Year Built		1974
AC Type	01	None	Effective Year Built		1992
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		71
Gas Fireplaces	0		Cns Sect Rcnld		315,300
Sq Ft Fin Bsmt	860		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1438		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	364	64.00	1980	A	70	C	1.00	16,300
PTO	Patio	L	377	15.00	1980	A	70	C	1.00	4,000
FGR1	Garage - 1 Sto	L	768	52.00	2002	A	70	C	1.00	28,000
SHD1	Shed	L	120	21.00	2002	A	70	C	1.00	1,800
SLR	Solar Panels	L	37	1050.00	2014	G	85	C	1.00	47,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,834	1,834	1,834	170.03	311,830
BSM	Basement	0	1,438	288	34.05	48,968
DCK	Deck	0	430	43	17.00	7,311
FEP	Finished Enclosed Porch	0	288	173	102.13	29,415
FOP	Open Porch	0	66	10	25.76	1,700
Ttl Gross Liv / Lease Area		1,834	4,056	2,348		399,224

