

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
HELD RICHARD			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	
HELD CATHERINE			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	611,700	611,700	
796 UNION ST		<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	377,300	377,300	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2541 Total Acres 1.698 Chapter Lan		Cyclical 1 Exemption W District Res Exem						
GIS ID F_858838_2851564		Assoc Pid#						Total	989,000	989,000

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)				
HELD RICHARD	44995 0315	11-28-2014	Q	I	545,000	00	Year	Code	Assessed	Year	Code	Assessed
MAGANZINI WALTER V & LINDA	28572 0181	06-30-2004	U	I	685,000	1	2023	1010	468,500	2022	1010	427,900
DELPRETE PETER J	27060 0298	11-19-2003	U	I	265,000	1		1010	392,400	2021	1010	323,400
CHAMBERS DOUGLAS	14159 0350	02-26-1996	U	I	1	1	Total		860,900	Total		751,300
								Total		Total		645,100

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)	611,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	377,300
Special Land Value	0
Total Appraised Parcel Value	989,000
Valuation Method	C
Total Appraised Parcel Value	989,000

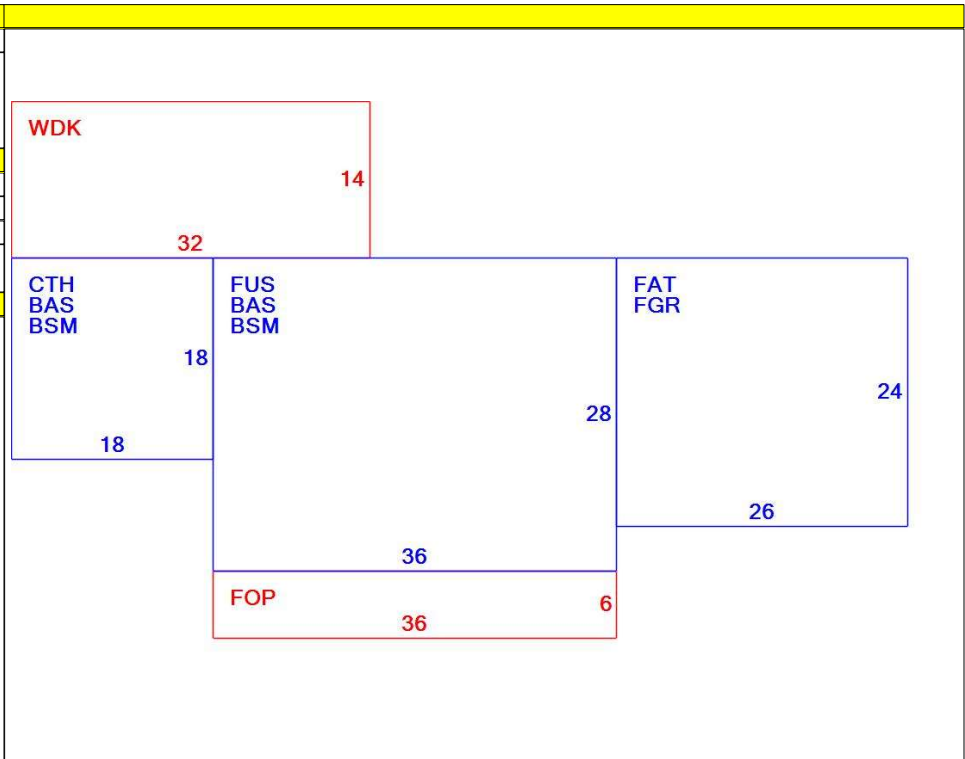
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

NOTES											

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-23-253	07-12-2023	RM	Remodel	44,000		100		RENO KITCHEN & REPAIR WAT	08-05-2015	SJD	9		01	Measure - No Entry
80	03-12-2004	DM	Demolish	2,500	05-19-2004	100		DEMO EXISTING HOUSE	04-12-2013	VGS			20	Field Review
631	11-24-2003	NC	New Construct	175,000		100		SNGL FAM DWELL/GARAG	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	0.780 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	27,300
Total Card Land Units					1.70	AC	Parcel Total Land Area					1.70	Total Land Value		377,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1332	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		654,894
Interior Floor 2	14	Carpet	Replace Cost		24,795
Heat Fuel	03	Gas	Year Built		679,688
Heat Type	05	Hot Water	Effective Year Built		2004
AC Type	03	Central	Depreciation Code		2011
Bedrooms	4		Remodel Rating		VG
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		10
Extra Fixtures	2		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		90
Extra Openings	0		Cns Sect Rcnld		611,700
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1332		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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,332	1,332	1,332	207.77	276,750	
BSM	Basement	0	1,332	266	41.49	55,267	
CTH	Cathedral Ceiling	0	324	32	20.52	6,649	
FAT	Finished Attic	187	624	187	62.26	38,853	
FGR	Garage	0	624	250	83.24	51,943	
FOP	Open Porch	0	216	32	30.78	6,649	
FUS	Finished Upper Story	1,008	1,008	1,008	207.77	209,433	
WDK	Deck	0	448	45	20.87	9,350	
Ttl Gross Liv / Lease Area		2,527	5,908	3,152		654,894	

