

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
TADDIA PAUL			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
TADDIA ERIN M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	648,000	648,000	
10 LYMAN ST				0 Medium		RES LAND	1010	397,200	397,200	
<b>SUPPLEMENTAL DATA</b>						RESIDNTL	1010	42,000	42,000	
DUXBURY	MA	02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3492 Total Acres 5.078 Chapter Lan GIS ID F_859198_2849809		Cyclical 1 Exemption W District Res Exem Assoc Pid#					<b>VISION</b>
						Total		1,087,200	1,087,200	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
TADDIA PAUL		50524 0030	11-15-2018	Q	I	750,000	00	Year	Code	Assessed	Year	Code	Assessed
FENTON BRUCE C & FENTON CAROLA		29481 0222	11-17-2004	Q	I	814,000	00	2023	1010	496,700	2022	1010	455,800
									1010	431,600		1010	359,500
									1010	25,300		1010	25,300
								Total	953,600	Total	840,600	Total	705,500

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

NOTES					
REAL ESTAE BROKER INFORMED US THIS WAS WORN OUT/NEEDED A LOT					

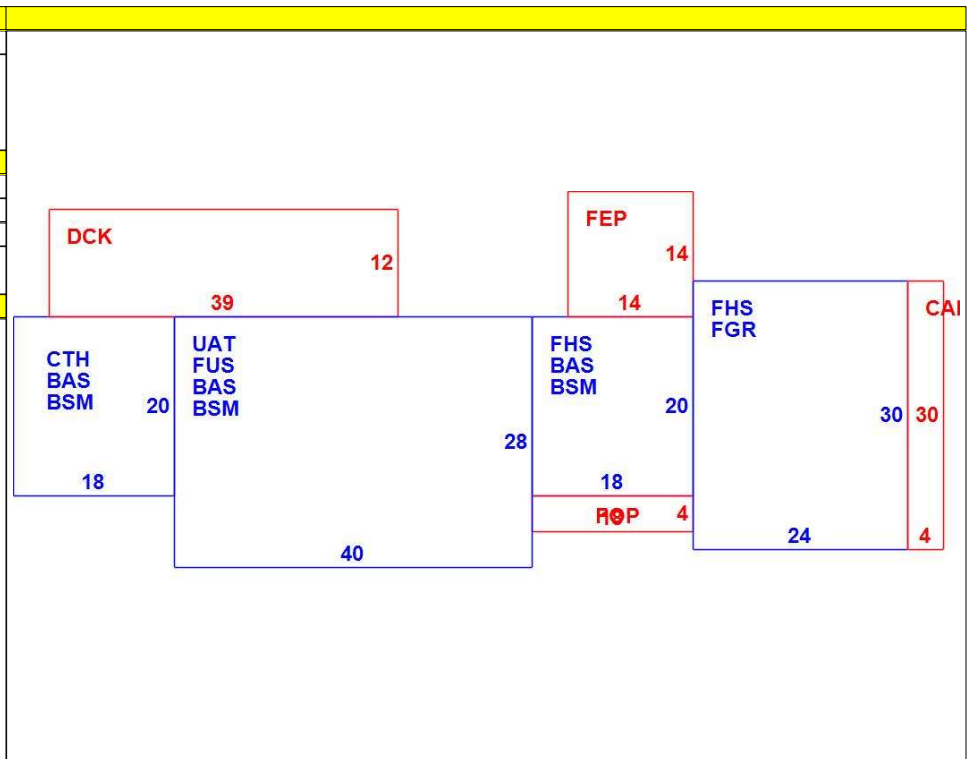
BUILDING PERMIT RECORD						VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
11476	01-11-1990	NC	New Construct	12,000	05-01-1991	100			09-14-2020	SJT	5		20	Field Review
									04-02-2019	SJD	9		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									01-14-2005	KP		1	00	Measure & Listed

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	2.130	AC 35,000.00	0.57802	5	1.00	0050	1.000		1.0000	0.46	43,100
1	1010	Single Family	WP	Undevelop	2.030	AC 2,000.00	1.00000	0	1.00	0050	1.000		1.0000	0.05	4,100
Total Card Land Units					5.08	AC	Parcel Total Land Area			5.08	Total Land Value			397,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1840	
Model	01	Residential	Bsmt Type	04	Full
Grade	07	Very Good	Unfin Area		
Stories	2.5				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	6				
Full Baths	3				
Half Baths	0				
Extra Fixtures	4				
Total Rooms	11				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	960				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1840				

CONDO DATA			
Parcel Id	C	Own	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Net Other Adj	969,852
Replace Cost	75,360
Year Built	1,045,212
Effective Year Built	1986
Depreciation Code	1983
Remodel Rating	P
Year Remodeled	
Depreciation %	38
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	62
Cns Sect Rcnd	648,000
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
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
SHD1	Shed	L	120	21.00	1989	A	70	C	1.00	1,800
SHD1	Shed	L	100	21.00	1989	A	70	C	1.00	1,500
SPL1	Ing Pool - Ave	L	800	64.00	1990	F	55	C	1.00	28,200
GNR	GENERATOR	L	1	12400.00	2019	G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,840	1,840	1,840	213.25	392,376
BSM	Basement	0	1,840	368	42.65	78,475
CAN	Canopy	0	120	12	21.32	2,559
CTH	Cathedral Ceiling	0	360	36	21.32	7,677
DCK	Deck	0	468	47	21.42	10,023
FEP	Finished Enclosed Porch	0	196	118	128.38	25,163
FGR	Garage	0	720	288	85.30	61,415
FHS	Finished Half Story	540	1,080	540	106.62	115,154
FOP	Open Porch	0	72	11	32.58	2,346
FUS	Finished Upper Story	1,120	1,120	1,120	213.25	238,838
Ttl Gross Liv / Lease Area		3,500	8,936	4,548		969,852



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<b>SUPPLEMENTAL DATA</b>						RESIDNTL	1010	42,000	42,000						
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3492 Total Acres 5.078 Chapter Lan GIS ID F_859198_2849809		Cyclical 1 Exemption W District Res Exem Assoc Pid#		Total		1,087,200	1,087,200						
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								Year	Code	Assessed	Year	Code	Assessed		
								2023	1010	496,700	2022	1010	455,800		
									1010	431,600		1010	359,500		
									1010	25,300		1010	21,900		
								Total		953,600	Total		840,600		
								Total		705,500	Total		705,500		
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor							
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int							
		Total													
ASSESSING NEIGHBORHOOD															
Nbhd		Nbhd Name		B		Tracing		Batch							
0050															
NOTES															
BUILDING PERMIT RECORD															
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Exterior Wall 2			Adjust Type	Code	Description	Factor%				
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Interior Wall 2						Net Other Adj	75,360			
Interior Floor 1	12	Hardwood				Replace Cost				
Interior Floor 2						Year Built				
Heat Fuel	02	Oil				Effective Year Built				
Heat Type	05	Hot Water				Depreciation Code				
AC Type	03	Central				Remodel Rating				
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Extra Fixtures	4					External Obsol				
Total Rooms	11					Trend Factor				
Bath Style	02	Average				Condition				
Kitchen Style	02	Average				Condition %				
Extra Kitchens	0					Percent Good				
Fireplaces	2					Cns Sect Rcnd				
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Bsmt Area	1840									
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<b>BUILDING SUB-AREA SUMMARY SECTION</b>										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
UAT	Unfinished Attic	0	1,120	168	31.99	35,826				
Ttl Gross Liv / Lease Area										