

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
TOOLE BRENDAN T			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
TOOLE NOREEN M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	519,300	519,300
1280 FRANKLIN ST		SUPPLEMENTAL DATA			RES LAND	1010	350,000	350,000	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2164 Total Acres .918 Chapter Lan GIS ID F_855592_2843067			Cyclical 1 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	56,100	56,100
						Total		925,400	925,400

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
TOOLE BRENDAN T		38145 0026	01-19-2010	Q	I	528,200	00	Year	Code	Assessed	Year	Code	Assessed
NESSRALLA JOYCE		32915 0087	06-23-2006	Q	I	693,000	00	2023	1010	394,000	2022	1010	357,800
CHISHOLM WILLIAM C III		23335 0204	11-06-2002	U	I	479,900	1		1010	364,000	2021	1010	332,500
INTOCCIA BUILDERS CORP		22664 0006	08-20-2002	U	I	390,000	1		1010	31,000			250,000
						Total		789,000	Total	657,800	Total		582,500

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

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card) 519,300
 Appraised Xf (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 56,100
 Appraised Land Value (Bldg) 350,000
 Special Land Value 0
 Total Appraised Parcel Value 925,400
 Valuation Method C

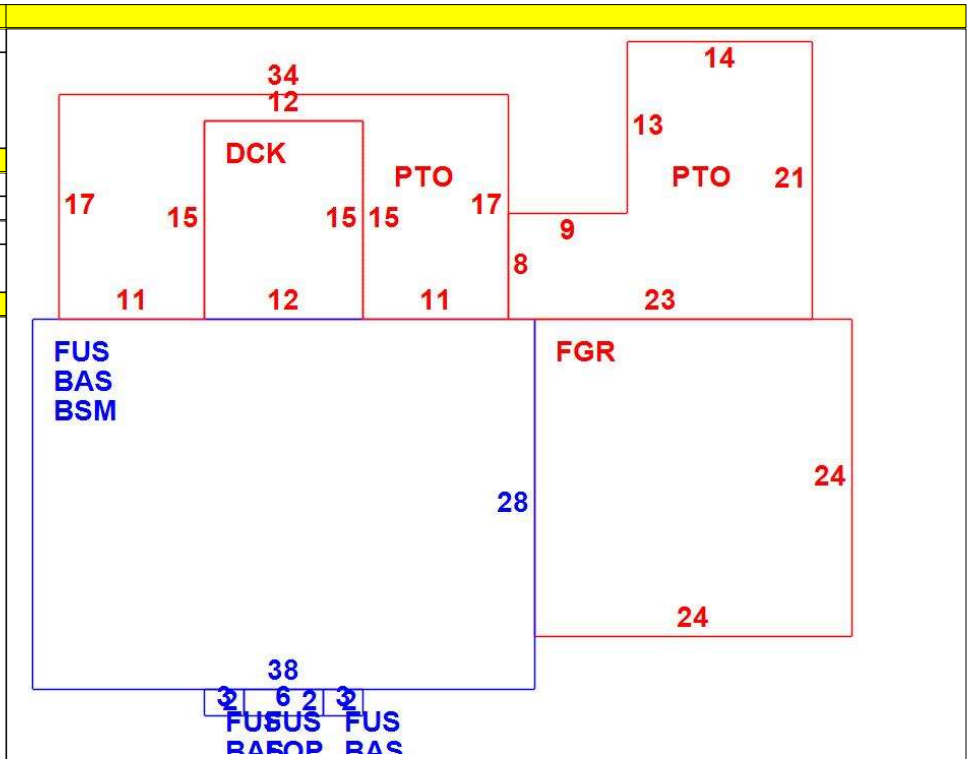
Total Appraised Parcel Value 925,400

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

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-21-376	08-24-2021	BP	Bldg Permit	42,000		100		Install steel walled vinyl lined in p		03-09-2022	SJT	5		01	Measure - No Entry
367	10-16-2006	MS	Miscellaneous	6,000		100		DECK 12X14		07-08-2020	SJD	6		20	Field Review
406	09-01-2004	MN	Maintenance	6,800		100		ROOF REPAIR		04-12-2013	VGS			20	Field Review
195	05-21-2002	NC	New Construct	160,000	12-28-2002	100		2 STY/GAR/DECK		10-25-2011	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
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	03	Colonial	Bsmt Area	1064	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	25	Vinyl Siding			Owne
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	Net Other Adj		572,103
Interior Floor 2			Replace Cost		24,795
Heat Fuel	03	Gas	Year Built		2002
Heat Type	04	Forced Air-Duc	Effective Year Built		2008
AC Type	03	Central	Depreciation Code		A
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		13
Extra Fixtures	2		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		87
Extra Openings	0		Cns Sect Rcnld		519,300
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	1064		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	180	21.00	2021	G	85	C	1.00	3,200
SPL1	Ing Pool - Ave	L	648	64.00	2021	G	85	B	1.50	52,900

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,076	1,076	1,076	214.67	230,988	
BSM	Basement	0	1,064	213	42.97	45,725	
DCK	Deck	0	180	18	21.47	3,864	
FGR	Garage	0	576	230	85.72	49,375	
FOP	Open Porch	0	12	2	35.78	429	
FUS	Finished Upper Story	1,088	1,088	1,088	214.67	233,564	
PTO	Patio	0	764	38	10.68	8,158	
Ttl Gross Liv / Lease Area		2,164	4,760	2,665		572,103	

