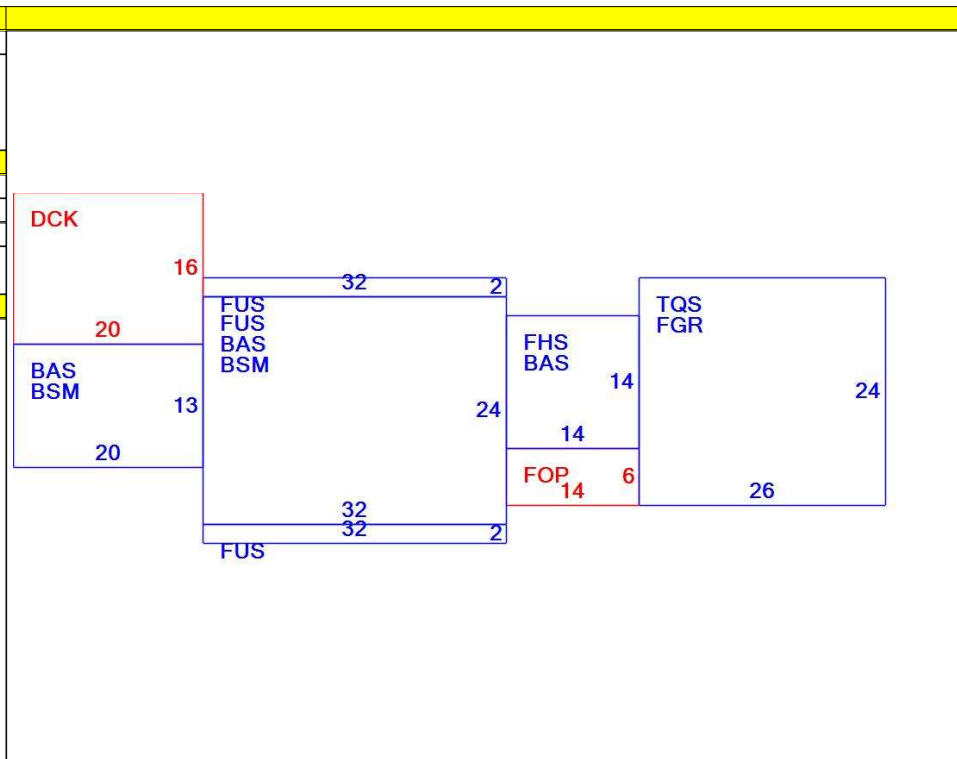


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
CZARNOTA THOMAS S CZARNOTA SHELBY A 196 PINE ST DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed								
		0	Septic	0	Paved	0	Average	RESIDNTL	1010	621,000	621,000								
		SUPPLEMENTAL DATA		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2686 Total Acres 1.817 Chapter Lan GIS ID F_855997_2834740		Cyclical 2 Exemption W District Res Exem Assoc Pid#		RES LAND	1010	377,800	377,800	RESIDNTL	1010			34,900	34,900		
Total										1,033,700	1,033,700								
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
CZARNOTA THOMAS S BONDI CARLA BONDI CARLA		38175	0062	01-26-2010	Q	I	439,900		00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
		38154	0183	01-20-2010	U	I	1		1F	2023	1010	471,000	2022	1010	430,400	2021	1010	377,000	
		37499	0022	07-16-2009	U	I	1		1F	1010	372,700	1010	307,200	1010	256,000	1010	21,700		
Total										865,400	Total	759,300	Total	654,700					
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description		Amount	Code	Description	Number	Amount	Comm Int	APPRAISED VALUE SUMMARY									
Total				0.00									Appraised Bldg. Value (Card)				621,000		
												Appraised Xf (B) Value (Bldg)				0			
												Appraised Ob (B) Value (Bldg)				34,900			
												Appraised Land Value (Bldg)				377,800			
												Special Land Value				0			
												Total Appraised Parcel Value				1,033,700			
												Valuation Method				C			
												Total Appraised Parcel Value				1,033,700			
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				
2016-354	10-21-2016	AD	Addition	277,000	05-18-2017	100		624' GARAGE WITH A 196' CON		05-18-2017	JLF	5		01	Measure - No Entry				
172	07-05-2012	BP	Bldg Permit	21,000	06-30-2013	100		IN-GRD VINYL LINED POOL 16		04-12-2013	VGS			20	Field Review				
84	06-09-2010	MN	Maintenance	3,790		100		RMV SIDING & REPLACE		11-26-2012	KP	5	1	00	Measure & Listed				
13	07-14-2000	AD	Addition		05-25-2001	100		SHED		07-28-2011	KP		1	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	PD	Residual	0.789	AC 35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.80	27,600			
1	1010	Single Family		Undevelop	0.110	AC 2,000.00	1.00000	0	1.00	0050	1.000			1.0000	0.04	200			
Total Card Land Units					1.82	AC	Parcel Total Land Area					1.82	Total Land Value				377,800		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1138	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
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	Net Other Adj		718,273
Interior Floor 2			Replace Cost		29,920
Heat Fuel	02	Oil	Year Built		748,193
Heat Type	05	Hot Water	Effective Year Built		1978
AC Type	06	Partial	Depreciation Code		2004
Bedrooms	4		Remodel Rating		VG
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		17
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		83
Extra Openings	0		Cns Sect Rcnld		621,000
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	2		Cost to Cure Ovr		
Bsmt Area	1138		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	80	21.00	1978	A	70	C	1.00	1,200
SHD1	Shed	L	120	21.00	2000	A	70	C	1.00	1,800
SPL2	Ing Pool-Good	L	512	89.00	2012	A	70	C	1.00	31,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,224	1,224	1,224	225.38	275,860
BSM	Basement	0	1,028	206	45.16	46,427
DCK	Deck	0	320	32	22.54	7,212
FGR	Garage	0	624	250	90.29	56,344
FHS	Finished Half Story	98	196	98	112.69	22,087
FOP	Open Porch	0	84	13	34.88	2,930
FUS	Finished Upper Story	896	896	896	225.38	201,937
TQS	Three Quarter Story	468	624	468	169.03	105,476
Ttl Gross Liv / Lease Area		2,686	4,996	3,187		718,273

