

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION				
RUSSO ANTHONY JR 388 SUMMER ST DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed							
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	279,400	279,400							
				0	Heavy			RES LAND	1010	351,400	351,400							
SUPPLEMENTAL DATA										RESIDNTL	1010	3,400	3,400					
Alt Prcl ID		Scnd Home		Cyclical		2												
Tax Class		T		Exemption		W												
Tot Fin Area		1056		District		Res Exem												
Total Acres		.958		Assoc Pid#														
Chapter Lan																		
GIS ID		F_860389_2839970								Total		634,200		634,200				
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)				
RUSSO ANTHONY JR		51983	190	11-21-2019		Q	I			504,564	00	Year	Code	Assessed	Year	Code	Assessed	
PERRY BRUNO		48483	0278	05-31-2017		U	I			322,000	1S	2023	1010	270,700	2022	1010	223,700	
BANK OF NEW YORK MELLON		47574	0224	10-07-2016		U	I			293,000	1L		1010	365,500		1010	301,200	
VANDERVEEN ELIZABETH K & COCHRA		33949	0297	01-09-2007		U	I			1	1A		1010	2,200		1010	2,200	
VANDERVEEN ELIZABETH KATHLEEN		27582	0206	02-20-2004		U	I			295,000	1							
		Total										Total		638,400		Total 527,100		
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		0.00							APPRAISED VALUE SUMMARY					
													Appraised Bldg. Value (Card) 279,400					
													Appraised Xf (B) Value (Bldg) 0					
													Appraised Ob (B) Value (Bldg) 3,400					
													Appraised Land Value (Bldg) 351,400					
													Special Land Value 0					
													Total Appraised Parcel Value 634,200					
													Valuation Method C					
													Total Appraised Parcel Value 634,200					
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			
2017-255	08-07-2017	RM	Remodel	41,000	05-24-2018	100		ADD A BATHROOM ON FIRST F		05-24-2018	SJD	9		01	Measure - No Entry			
										04-12-2013	VGS			20	Field Review			
										03-29-2013	AO	6	6	30	Quality Control			
										05-07-2007	BSB		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	0.041	AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.78	1,400	
Total Card Land Units					0.96	AC	Parcel Total Land Area					0.96	Total Land Value					351,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	968	
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			283,382
Interior Floor 2			Net Other Adj		41,470
Heat Fuel	03	Gas	Replace Cost		324,851
Heat Type	04	Forced Air-Duc	Year Built		1969
AC Type	03	Central	Effective Year Built		2007
Bedrooms	3		Depreciation Code		E
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		14
Total Rooms	5		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		86
Gas Fireplaces	0		Cns Sect Rcnld		279,400
Sq Ft Fin Bsmt	792		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	968		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

DCK	10
12	
BAS	
BSM	22
44	
BAS	44
	2

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	160	21.00	2018	E	100	C	1.00	3,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,056	1,056	1,056	224.55	237,124
BSM	Basement	0	968	194	45.00	43,563
DCK	Deck	0	120	12	22.45	2,695
Ttl Gross Liv / Lease Area		1,056	2,144	1,262		283,382

