

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>					
COREY DONALD J JR  45 DEER RUN  DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed								
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	1,303,800	1,303,800								
				0	Light			RES LAND	1010	389,900	389,900								
<b>SUPPLEMENTAL DATA</b>										RESIDNTL	1010	5,300	5,300						
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 5333 Total Acres 1.768 Chapter Lan GIS ID F_858122_2839507				Cyclical 1 Exemption W District Res Exem Assoc Pid#						Total	1,699,000	1,699,000							
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
COREY DONALD J JR		43627	0028	09-20-2013		Q	I	1,190,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MOITOSO MARK J & HAGER-MOITOSO		37632	0157	08-20-2009		Q	I	1,110,000		00	2023	1010	985,500	2022	1010	899,500	2021	1010	737,500
WALSH JOSEPH M		35178	0007	10-12-2007		U	V	424,125		1		1010	406,800		1010	327,200		1010	335,000
DEER RUN VENTURE LLC		23991	0141	01-21-2003		U	I	1,300,000		1		1010	3,500		1010	3,500		1010	3,500
		Total									Total	1,395,800	Total	1,230,200	Total	1,076,000			
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													
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY							
Nbhd		Nbhd Name		B		Tracing		Batch											
0050																			
NOTES																			
												Appraised Bldg. Value (Card)				1,303,800			
												Appraised Xf (B) Value (Bldg)				0			
												Appraised Ob (B) Value (Bldg)				5,300			
												Appraised Land Value (Bldg)				389,900			
												Special Land Value				0			
												Total Appraised Parcel Value				1,699,000			
												Valuation Method				C			
												Total Appraised Parcel Value				1,699,000			
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		
283	09-11-2007	NC	New Construct	513,000		100		5080',120'P,962'G,D				04-01-2014	SJD	9	1	06	Inspection Only		
												03-25-2014	SJD	9		01	Measure - No Entry		
												04-12-2013	VGS			20	Field Review		
												07-26-2010	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	CONVERTED USE CODE - OL			1.0000	8.75	350,000		
1	1010	Single Family	RC	Residual	0.850	AC 35,000.00	1.00000	5	1.00	0060	1.341				1.0000	1.08	39,900		
Total Card Land Units					1.77	AC	Parcel Total Land Area					1.77	Total Land Value			389,900			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2700	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	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		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		1,404,870
Interior Floor 2	14	Carpet	Replace Cost		43,750
Heat Fuel	03	Gas	Year Built		2008
Heat Type	04	Forced Air-Duc	Effective Year Built		2011
AC Type	03	Central	Depreciation Code		A
Bedrooms	5		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		10
Extra Fixtures	2		Functional Obsol		
Total Rooms	10		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		90
Fireplaces	1		Percent Good		90
Extra Openings	1		Cns Sect Rcnd		1,303,800
Gas Fireplaces	2		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	2700		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
PTO	Patio	L	1,008	15.00	2008	A	70	D	0.50	5,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,700	2,700	2,700	207.88	561,283
BSM	Basement	0	2,700	540	41.58	112,257
CTH	Cathedral Ceiling	0	308	31	20.92	6,444
FGR	Garage	0	1,014	406	83.24	84,400
FNS	Finished 90% Story	1,840	2,044	1,840	187.13	382,504
FOP	Open Porch	0	486	73	31.23	15,175
FUS	Finished Upper Story	896	896	896	207.88	186,263
UAT	Unfinished Attic	0	1,508	226	31.15	46,981
WDK	Deck	0	458	46	20.88	9,563
Ttl Gross Liv / Lease Area		5,436	12,114	6,758		1,404,870

