

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>							
CARUSO PETER E			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed								
VOCI KATIE A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	185,900	185,900								
5 HITTY TOM RD		<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	355,400	355,400								
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1210 Total Acres 1.07 Chapter Lan GIS ID F_859898_2833794				RESIDNTL	1010	42,500	42,500								
						Total		583,800	583,800								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CARUSO PETER E		44089 0208	02-19-2014	U	I	325,000	1S	Year	Code	Assessed	Year	Code	Assessed				
ASSONET REALTY LLC		44089 0152	02-19-2014	U	I	282,000	1L	2023	1010	179,700	2022	1010	146,100				
ARONSON RONALD & REBECCA A		19037 0004	11-02-2000	Q	I	262,500	00		1010	369,500		1010	304,500				
HITTY TOM RLTY TRUST		15245 0297	06-13-1997	U	I	100	1		1010	32,500		1010	32,500				
WIEMEYER PETER E		15207 0218	05-29-1997	U	I	100	1	Total		581,700	Total		483,100				
		Total						Total		413,500	Total		413,500				
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			0.00														
ASSESSING NEIGHBORHOOD																	
Nbhd		Nbhd Name		B			Tracing			Batch							
0050																	
NOTES																	
ROOMS LOWER LEVEL																	
Appraised Bldg. Value (Card)								185,900									
Appraised Xf (B) Value (Bldg)								0									
Appraised Ob (B) Value (Bldg)								42,500									
Appraised Land Value (Bldg)								355,400									
Special Land Value								0									
Total Appraised Parcel Value								583,800									
Valuation Method								C									
Total Appraised Parcel Value								583,800									
BUILDING PERMIT RECORD																	
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments				Date	Id	Type	Is	Cd	Purpose/Result
2017-210	06-29-2017	NC	New Construct	32,000	08-06-2018	100		CONSTRUCT A DETACHED GA				08-06-2018	JLF	5		01	Measure - No Entry
278	09-10-2007	NC	New Construct	10,000		100		16X20 DECK				05-12-2014	SJD	9		01	Measure - No Entry
20000484	12-07-2000	NC	New Construct	4,500	10-10-2002	100		10X8 SHED				04-12-2013	VGS			20	Field Review
												08-08-2008	BSB			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	350,000		
1	1010	Single Family	RC	Residual	0.154	AC 35,000.00	1.00000	5	1.00	0050	1.000			1.0000	5,400		
Total Card Land Units					1.07	AC	Parcel Total Land Area					1.07	Total Land Value		355,400		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	1034	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1				
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		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			245,009
Interior Floor 2			Net Other Adj		16,800
Heat Fuel	03	Gas	Replace Cost		261,809
Heat Type	05	Hot Water	Year Built		1969
AC Type	03	Central	Effective Year Built		1992
Bedrooms	3		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	6		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		71
Gas Fireplaces	0		Cns Sect Rcnld		185,900
Sq Ft Fin Bsmt	352		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1034		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

<b>WDK</b>					
				20	
					20
BAS				47	2
BAS					
BSM					
					22
				47	
BAS	17	2		BAS	24
					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	180	21.00	2001	A	70	C	1.00	2,600
FGR1	Garage - 1 Sto	L	768	52.00	2016	E	100	C	1.00	39,900

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,210	1,210	1,210	168.16	203,474
BSM	Basement	0	1,034	207	33.66	34,809
WDK	Deck	0	400	40	16.82	6,726
Ttl Gross Liv / Lease Area		1,210	2,644	1,457		245,009

