

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
MASLENNIKOV ALEXANDER 51 HITTY TOM RD DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed									
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	403,800	403,800									
		0	Light	0		0		RES LAND	1010	357,200	357,200									
SUPPLEMENTAL DATA										RESIDNTL	1010	19,800	1,800							
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2068 Total Acres 1.124 Chapter Lan GIS ID F_859304_2834009				Cyclical 2 Exemption W District Res Exem Assoc Pid#						Total		780,800	762,800							
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
MASLENNIKOV ALEXANDER LEAVERTON GARY D			51164	197	05-30-2019		Q	I	587,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
			17947	0295	10-13-1999		Q	I	279,900		00	2023	1010	324,000	2022	1010	303,400	2021	1010	286,300
													1010	371,500		1010	306,200		1010	255,200
													1010	400		1010	400		1010	400
												Total		695,900	Total		610,000	Total		541,900
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) 403,800								
												Appraised Xf (B) Value (Bldg) 0								
												Appraised Ob (B) Value (Bldg) 19,800								
												Appraised Land Value (Bldg) 357,200								
												Special Land Value 0								
												Total Appraised Parcel Value 780,800								
												Valuation Method C								
												Total Appraised Parcel Value 780,800								
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-20-226 13883	09-30-2020 11-03-1995	SP NC	Solar Panels New Construct	18,000 2,500	10-26-2020 08-26-1997	100 100	12-04-2020	Installation of 12 roof mounted so REPLACE 12X12 DECK				10-26-2020 03-10-2020 04-12-2013 08-07-2007	SJT SJD VGS BSB	5 9	1	20 07 20 01	Field Review Measure - Info @ Door Field Review 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	RC	Residual	0.207	AC 35,000.00	1.00000	5	1.00	0050	1.000			1.0000		0.80	7,200			
Total Card Land Units					1.12	AC	Parcel Total Land Area					1.12	Total Land Value				357,200			

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1150	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			472,568
Interior Floor 2			Net Other Adj		38,610
Heat Fuel	02	Oil	Replace Cost		511,177
Heat Type	05	Hot Water	Year Built		1977
AC Type	01	None	Effective Year Built		2000
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		21
Total Rooms	7		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	1		Percent Good		79
Gas Fireplaces	0		Cns Sect Rcnld		403,800
Sq Ft Fin Bsmt	468		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1150		Cost to Cure Ovr		
			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
SPL4	Above Ground	L	260	8.00	2010	G	85	C	1.00	1,800
SLR	Solar Panels	L	12	1050.00	2020	E	100	C	1.00	18,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,048	1,048	1,048	191.63	200,831
BSM	Basement	0	1,150	230	38.33	44,076
DCK	Deck	0	192	19	18.96	3,641
FUS	Finished Upper Story	1,020	1,020	1,020	191.63	195,466
PTO	Patio	0	184	9	9.37	1,725
UAT	Unfinished Attic	0	936	140	28.66	26,829
Ttl Gross Liv / Lease Area		2,068	4,530	2,466		472,568

