

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>					
FELDMAN ANDREW  23 MEADOW LN  DUXBURY MA 02332				0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed			Total	553,900	553,900	
				0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	201,300	201,300						
						0	Light			RES LAND	1010	350,500	350,500						
<b>SUPPLEMENTAL DATA</b>										RESIDNTL	1010	2,100	2,100						
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1176 Total Acres .928 Chapter Lan GIS ID F_859907_2833499				Cyclical 2 Exemption W District Res Exem Assoc Pid#															
<b>RECORD OF OWNERSHIP</b>		<b>BK-VOL/PAGE</b>		<b>SALE DATE</b>		<b>Q/U</b>	<b>V/I</b>	<b>SALE PRICE</b>		<b>VC</b>	<b>PREVIOUS ASSESSMENTS (HISTORY)</b>								
FELDMAN ANDREW		33400	0132	09-22-2006		Q	I	450,000		00	Year	Code	Assessed	Year	Code	Assessed			
PELOSI JAYNE M		18564	0284	05-31-2000		Q	I	275,000		00	2023	1010	195,000	2022	1010	161,200			
											1010	364,400		1010	300,300	2021	1010	147,800	
											1010	1,400		1010	1,400		1010	252,000	
											Total		560,800	Total		462,900	Total		401,200
<b>EXEMPTIONS</b>				<b>OTHER ASSESSMENTS</b>								This signature acknowledges a visit by a Data Collector or Assessor							
Year	Code	Description		Amount	Code	Description	Number	Amount	Comm Int										
		Total		0.00															
<b>ASSESSING NEIGHBORHOOD</b>																			
Nbhd		Nbhd Name		B		Tracing		Batch											
0050																			
<b>NOTES</b>																			
2 ROOMS LOWER LEVEL																			
<b>BUILDING PERMIT RECORD</b>																			
Permit Id		Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments				Date	Id	Type	Is	Cd	Purpose/Result	
2015-4		01-07-2015	MN	Maintenance	8,750		100		STRIP AND REROOF 15 SQUA				04-12-2013	VGS			20	Field Review	
													04-25-2007	BSB		1	00	Measure & Listed	
<b>LAND LINE VALUATION SECTION</b>																			
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	0.013 AC	35,000.00	1.00000	5	1.00	0050	1.000					1.0000	0.87	500	
Total Card Land Units					0.93 AC	Parcel Total Land Area					0.93	Total Land Value					350,500		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	1080	
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			230,694
Interior Floor 2			Net Other Adj		34,150
Heat Fuel	02	Oil	Replace Cost		264,844
Heat Type	05	Hot Water	Year Built		1972
AC Type	01	None	Effective Year Built		1997
Bedrooms	3		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		24
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	1		Percent Good		76
Gas Fireplaces	0		Cns Sect Rcnld		201,300
Sq Ft Fin Bsmt	810		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	1080		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
SHD1	Shed	L	144	21.00	1975	A	70	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,176	1,176	1,176	162.69	191,323
BSM	Basement	0	1,080	216	32.54	35,141
DCK	Deck	0	256	26	16.52	4,230
Ttl Gross Liv / Lease Area		1,176	2,512	1,418		230,694

DCK
16

BAS  
BSM
24

BAS
45

BAS
3
2

