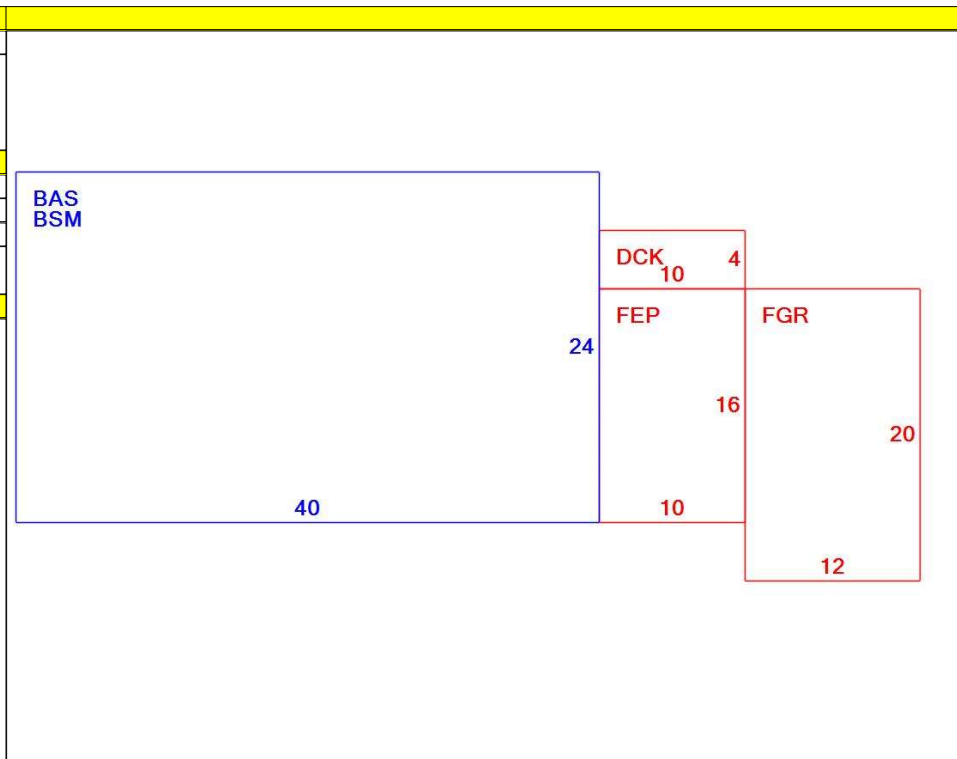


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA									
TUFANKJIAN GREGORY C TT 62 ACORN ST RLTY TRUST 389 KING CAESAR RD DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description		Code		Appraised				Assessed							
		0	No Sewer	0	Paved	0	Average	RESIDENTL		1010		155,500		155,500									
							Medium	RES LAND		1010		350,700		350,700									
SUPPLEMENTAL DATA																							
Alt Prcl ID						Cyclical 3																	
Scnd Home						Exemption																	
Tax Class T						W																	
Tot Fin Area 960						District																	
Total Acres .92						Res Exem																	
Chapter Lan																							
GIS ID F_868929_2854480						Assoc Pid#																	
										Total		506,200		506,200									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
TUFANKJIAN GREGORY C TT				8205 0305		12-23-1987		Q I		125,000		00		Year Code Assessed		Year Code Assessed		Year Code Assessed					
												2023 1010 166,600		2022 1010 146,600		2021 1010 145,300							
												1010 364,700		1010 300,600		1010 250,500							
										Total		531,300		Total		447,200		Total		395,800			
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																							
HAS BSMT WALKOUT AS LAND SLPS FRT-REAR																							
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						
												04-12-2013		VGS						20		Field Review	
												08-08-2007		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	40,075 SF	8.75	1.00000	5	1.00	0050	1.000			1.0000		8.75	350,700						
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value					350,700					

VISION

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	960	
Model	01	Residential	Bsmt Type	03	
Grade	03	Average	Unfin Area	0.00	Partial
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			196,134
Interior Floor 2			Net Other Adj		26,000
Heat Fuel	02	Oil	Replace Cost		222,134
Heat Type	05	Hot Water	Year Built		1957
AC Type	01	None	Effective Year Built		1991
Bedrooms	2		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		30
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		70
Gas Fireplaces	0		Cns Sect Rcnld		155,500
Sq Ft Fin Bsmt	720		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	960		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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	960	960	960	145.50	139,680	
BSM	Basement	0	960	192	29.10	27,936	
DCK	Deck	0	40	4	14.55	582	
FEP	Finished Enclosed Porch	0	160	96	87.30	13,968	
FGR	Garage	0	240	96	58.20	13,968	
Ttl Gross Liv / Lease Area		960	2,360	1,348		196,134	

