

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA										
MARSHALL THEODORE MARSHALL FLORENCE 278 PARK AVE ARLINGTON MA 02476				0 Water 0 No Sewer		0 Two-Way 0 Paved 0 Medium		0 Average 0 Average		Description	Code	Appraised	Assessed											
SUPPLEMENTAL DATA										RESIDENTL RES LAND		1010 1010		143,900 351,600		143,900 351,600								
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1056 Total Acres .964 Chapter Lan GIS ID F_861920_2858157				Cyclical 3 Exemption W District Res Exem Assoc Pid#						Total		495,500		495,500										
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
PALUMBO ALEXANDRA MARSHALL THEODORE			57906 137 3774 0187		05-12-2023 05-05-1972		Q I U I		557,000 0		00 1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
													2023	1010 1010	154,700 365,700	2022	1010 1010	132,400 300,600	2021	1010 1010	134,800 250,500			
Total			0.00										Total		520,400		Total		433,000		Total		385,300	
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description		Amount		Code	Description		Number	Amount		Comm Int		APPRAISED VALUE SUMMARY										
														Appraised Bldg. Value (Card) 143,900										
														Appraised Xf (B) Value (Bldg) 0										
														Appraised Ob (B) Value (Bldg) 0										
														Appraised Land Value (Bldg) 351,600										
														Special Land Value 0										
														Total Appraised Parcel Value 495,500										
														Valuation Method C										
														Total Appraised Parcel Value 495,500										
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						
												10-14-2021	SJT	10		00	Measure & Listed							
												04-12-2013	VGS			20	Field Review							
												05-21-2007	BSB		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				1.0000		8.75	350,000						
1	1010	Single Family	RC	Residual	0.046 AC	35,000.00	1.00000	5	1.00	0050	1.000				1.0000		0.80	1,600						
Total Card Land Units					0.96 AC	Parcel Total Land Area					0.96	Total Land Value					351,600							

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1056	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
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			188,102
Interior Floor 2			Net Other Adj		14,600
Heat Fuel	02	Oil	Replace Cost		202,702
Heat Type	05	Hot Water	Year Built		1972
AC Type	01	None	Effective Year Built		1992
Bedrooms	3		Depreciation Code		A
Full Baths	2		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		143,900
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1056		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	1,056	1,056	1,056	146.84	155,063	
BSM	Basement	0	1,056	211	29.34	30,983	
DCK	Deck	0	135	14	15.23	2,056	
Ttl Gross Liv / Lease Area		1,056	2,247	1,281		188,102	

