

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
THOMAS MARK			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
THOMAS MARIANTHI			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	299,300	299,300	
62 HIGHLAND TRL		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	338,000	338,000		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1410 Total Acres .918 Chapter Lan GIS ID F_863641_2856705			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	2,100	2,100	
						Total		639,400	639,400	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
THOMAS MARK		56959 75	06-27-2022	Q	I	780,000	00	Year	Code	Assessed	Year	Code	Assessed	
THEODOSSIOU DIMITRIOS		18819 0293	08-25-2000	Q	I	405,000	00	2023	1010	196,400	2022	1010	173,900	
									1010	364,700		1010	300,600	
									1010	1,200		1010	1,200	
						Total		562,300	Total		475,700	Total		490,900

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
		Total	0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

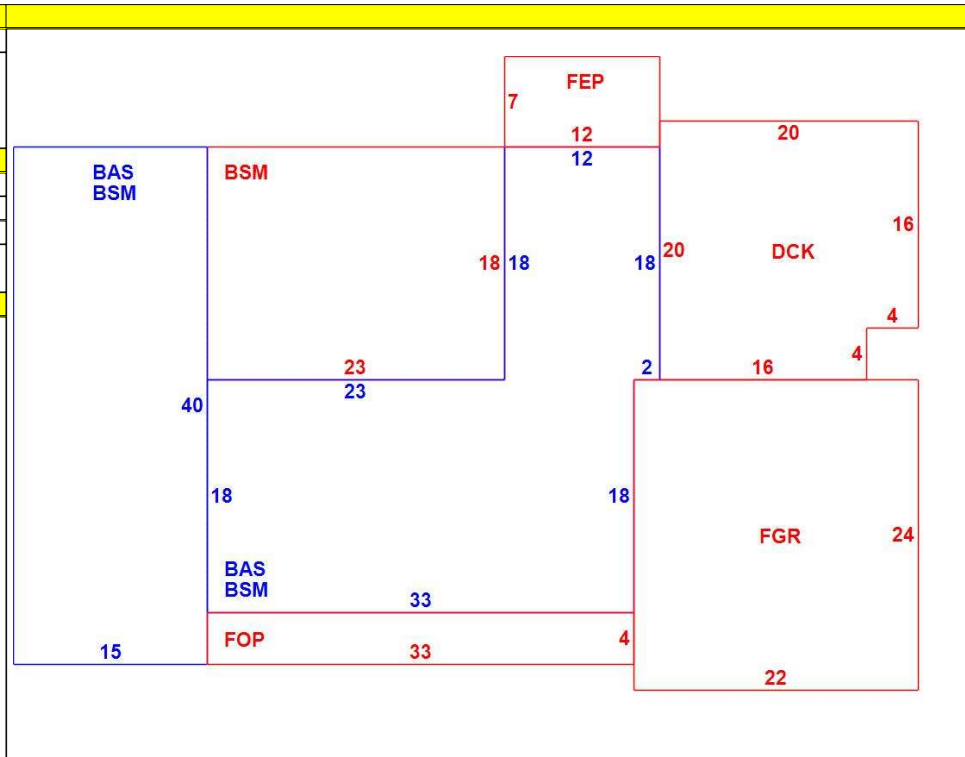
  

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)								299,300	
Appraised Xf (B) Value (Bldg)								0	
Appraised Ob (B) Value (Bldg)								2,100	
Appraised Land Value (Bldg)								338,000	
Special Land Value								0	
Total Appraised Parcel Value								639,400	
Valuation Method								C	
Total Appraised Parcel Value								639,400	

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-22-356	09-19-2022	MN	Maintenance	7,600		100		Weatherization.			11-10-2022	SJD	9		01	Measure - No Entry
2015-187	06-29-2015	AD	Addition	8,000	10-04-2017	100		CONSTRUCT A 4' X12' DECK E			10-04-2017	JLF	5		01	Measure - No Entry
2015-41	02-13-2015	RM	Remodel	15,950	10-04-2017	100		REMODEL EXISTING KTICHEN,			04-12-2013	VGS			20	Field Review
131	08-11-2011	MN	Maintenance	7,709		100		WINDOWS			02-17-2010	K/D		1	00	Measure & Listed
12703	03-01-1993	MN	Maintenance	5,200	01-01-1994	100		STRIP+REROOF HOUSE								

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	33,862 SF	9.97	1.00000	5	1.00	0050	1.000	ESMNT		1.0000	9.97	337,700	
1	1010	Single Family	RC	Undevelop	0.141 AC	2,000.00	1.00000	0	1.00	0050	1.000			1.0000	0.05	300	
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value					338,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1764	
Model	01	Residential	Bsmt Type	03	
Grade	04	Above Ave	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	11	Clapboard	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			332,750
Interior Floor 2			Net Other Adj		61,123
Heat Fuel	03	Gas	Replace Cost		393,874
Heat Type	05	Hot Water	Year Built		1972
AC Type	03	Central	Effective Year Built		1997
Bedrooms	3		Depreciation Code		G
Full Baths	3		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 %		76
Extra Openings	1		Percent Good		76
Gas Fireplaces	0		Cns Sect Rcnd		299,300
Sq Ft Fin Bsmt	1450		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1764		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	1995	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	1,410	1,410	1,410	158.91	224,059
BSM	Basement	0	1,824	365	31.80	58,001
DCK	Deck	0	384	38	15.73	6,038
FEP	Finished Enclosed Porch	0	84	50	94.59	7,945
FGR	Garage	0	528	211	63.50	33,529
FOP	Open Porch	0	132	20	24.08	3,178
Ttl Gross Liv / Lease Area		1,410	4,362	2,094		332,750

