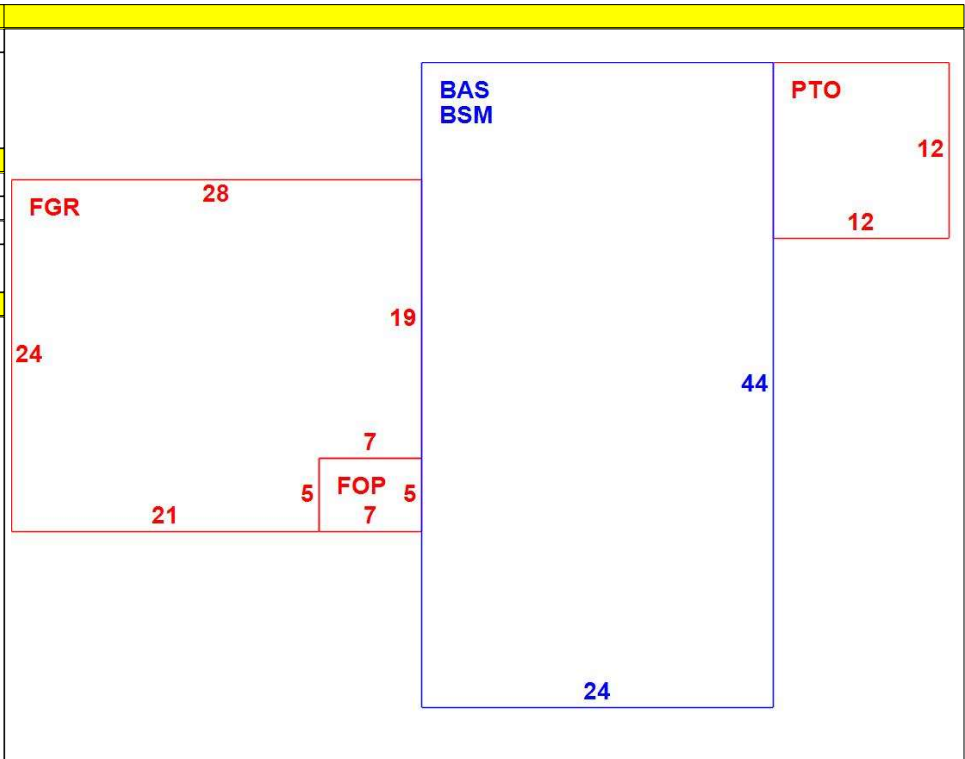


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA							
Description		Code	Appraised	Assessed													
DONIUS KEVIN TT		0	Water	0	Cul-De-Sac	0	Average										
PAULA M DONIUS IRREVOCABLE TR		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	242,900	242,900						
24 HIGHLAND TRL S				0	Light			RES LAND	1010	350,500	350,500						
SUPPLEMENTAL DATA																	
Alt Prcl ID				Cyclical		3											
Scnd Home				Exemption													
Tax Class T				W													
Tot Fin Area 1056				District													
Total Acres .928				Res Exem													
Chapter Lan																	
GIS ID F_864402_2856302				Assoc Pid#													
		Total		593,400		593,400											
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
DONIUS KEVIN TT		42592 0066	01-25-2013	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed				
DONIUS PAULA M		42376 0153	12-11-2012	U	I	10	1A	2023	1010	235,400	2022	1010	195,200				
DONIUS KEVIN TT		37841 0248	10-23-2009	U	I	1	1F		1010	364,400		1010	300,300				
DONIUS PAULA M		37714 0152	09-15-2009	U	I	1	1F					2021	1010	177,400			
DONIUS KEVIN TT		36191 0004	07-18-2008	U	I	1	1F					2021	1010	311,300			
		Total		599,800		Total		495,500		Total		488,700					
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																	
Slab on grade RR. Kitchen/L Room/Half																	
Bath & D. Room in Basement area.																	
BUILDING PERMIT RECORD																	
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments				Date	Id	Type	Is	Cd	Purpose/Result
												09-27-2022	SJT	10		00	Measure & Listed
												12-08-2014	JLF	7	1	00	Measure & Listed
												04-12-2013	VGS			20	Field Review
												05-16-2007	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	0.014 AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.81	500	
Total Card Land Units					0.93 AC	Parcel Total Land Area					0.93	Total Land Value					350,500

VISION

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	1056	
Model	01	Residential	Bsmt Type	04	
Grade	04	Above Ave	Unfin Area	0.00	Full
Stories	1		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			Owne
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	Net Other Adj		293,916
Interior Floor 2			Replace Cost		48,185
Heat Fuel	03	Gas	Year Built		342,102
Heat Type	05	Hot Water	Effective Year Built		1972
AC Type	03	Central	Depreciation Code		1992
Bedrooms	4		Remodel Rating		A
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		29
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		71
Extra Openings	0		Cns Sect Rcnld		242,900
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	1056		Dep Ovr Comment		
FBM Quality	05	Living Area	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1056		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	191.60	202,331
BSM	Basement	0	1,056	211	38.28	40,428
FGR	Garage	0	637	255	76.70	48,858
FOP	Open Porch	0	35	5	27.37	958
PTO	Patio	0	144	7	9.31	1,341
Ttl Gross Liv / Lease Area		1,056	2,928	1,534		293,916

