

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA			
DOBROWSKI JOHN		0	Water	0	Feeder	0	Average	Description		Code	Appraised	Assessed				VISION	
DOBROWSKI KATHERINE A		0	No Sewer	0	Paved	0	Average	RESIDENTL		1010	407,300	407,300					
589 UNION ST						0		Medium		RES LAND		1010	342,800	342,800			
DUXBURY MA 02332		SUPPLEMENTAL DATA															
Alt Prcl ID		Scnd Home		Tax Class T		Tot Fin Area 1924		Total Acres .84		Chapter Lan		GIS ID F_860309_2848881		Assoc Pid#			
						Cyclical Exemption W		District Res Exem		Total		750,100	750,100				
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)						
DOBROWSKI JOHN		47250	0316	07-29-2016		Q	I	529,000		00	Year	Code	Assessed	Year	Code	Assessed	
VICIDOMINI VINCENT L & SARAH		40387	0223	09-30-2011		Q	I	395,000		00	2023	1010	313,000	2022	1010	287,500	
LOVELL RENEE M		26169	0272	08-13-2003		U	I	0		1F		1010	356,800		1010	295,900	
LOVELL TIMOTHY A		13945	0123	11-06-1995		Q	I	80,000		00	Total		669,800	Total		583,400	
											Total		506,300	Total		506,300	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description		Amount		Code	Description	Number	Amount	Comm Int							
		Total		0.00								APPRAISED VALUE SUMMARY					
												Appraised Bldg. Value (Card) 407,300					
												Appraised Xf (B) Value (Bldg) 0					
												Appraised Ob (B) Value (Bldg) 0					
												Appraised Land Value (Bldg) 342,800					
												Special Land Value 0					
												Total Appraised Parcel Value 750,100					
												Valuation Method C					
												Total Appraised Parcel Value 750,100					
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
1	12-04-1995	NC	New Construct	100,000	04-23-1997	100		2 STY SNGLE FAMILY				10-31-2016	SJD	9		00	Measure & Listed
13904	11-16-1995	DM	Demolish	2,000	04-23-1997	100		20'X24' HSE & GARAGE				04-12-2013	VGS			20	Field Review
												12-02-2011	KP		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	36,590 SF	9.37	1.00000	5	1.00	0050	1.000			1.0000		9.37	342,800
Total Card Land Units					0.84	AC	Parcel Total Land Area					0.84	Total Land Value				342,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1028	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
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			445,767
Interior Floor 2			Net Other Adj		39,065
Heat Fuel	02	Oil	Replace Cost		484,831
Heat Type	05	Hot Water	Year Built		1996
AC Type	01	None	Effective Year Built		2005
Bedrooms	4		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		16
Total Rooms	8		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		84
Gas Fireplaces	0		Cns Sect Rcnd		407,300
Sq Ft Fin Bsmt	750		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	1028		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	1,028	1,028	1,028	205.52	211,271
BSM	Basement	0	1,028	206	41.18	42,337
DCK	Deck	0	110	11	20.55	2,261
FOP	Open Porch	0	70	11	32.30	2,261
FUS	Finished Upper Story	896	896	896	205.52	184,143
PTO	Patio	0	228	11	9.92	2,261
WDK	Deck	0	55	6	22.42	1,233
Ttl Gross Liv / Lease Area		1,924	3,415	2,169		445,767

