

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
CARNUCCIO LINDSEY B			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed						
CARNUCCIO MATTHEW J			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	359,800	359,800						
700 WEST ST		SUPPLEMENTAL DATA			0 Heavy	RES LAND	1010	351,100	351,100						
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2017 Total Acres .95 Chapter Lan GIS ID F_867127_2848337			Cyclical 3 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	1,400	1,400						
						Total		712,300	712,300						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
CARNUCCIO LINDSEY B		45439 0199	04-16-2015	Q	I	395,000	00	Year	Code	Assessed	Year	Code	Assessed		
TRIBUNA ROBERT W		5331 0260	04-14-1983	U	I	1	1A	2023	1010	270,900	2022	1010	227,500		
									1010	365,100		1010	300,900		
									1010	400		1010	400		
						Total		636,400	Total	528,800	Total	437,800			
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						APPRAISED VALUE SUMMARY						
Nbhd			Nbhd Name					B							
0050			Tracing					Batch							
NOTES															
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-20-353	12-14-2020	BP	Bldg Permit	32,200	03-10-2021	100	02-02-2021	Finish approx 644 SF of baseme	03-10-2021	SJT	5		20	Field Review	
									07-09-2015	SJD	9	1	00	Measure & Listed	
									04-12-2013	VGS			20	Field Review	
									06-13-2007	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	0.033 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.77	1,100
Total Card Land Units					0.95 AC	Parcel Total Land Area					0.95	Total Land Value			351,100

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description			Element	Cd	Description		
Style	04	Cape Cod			Bsmt Area	1066			
Model	01	Residential			Bsmt Type	03			
Grade	04	Above Ave			Unfin Area	0.00	Partial		
Stories	1.85								
Occupancy	1				CONDO DATA				
Exterior Wall 1	14	Wood Shingle			Parcel Id		C		Own
Exterior Wall 2	21	Stone/Masonry						B	S
Roof Structure	03	Gable			Adjust Type	Code	Description	Factor%	
Roof Cover	03	Asphalt			Condo Flr				
Interior Wall 1	05	Drywall			Condo Unit				
Interior Wall 2					COST / MARKET VALUATION				
Interior Floor 1	12	Hardwood							
Interior Floor 2					Net Other Adj		473,252		
Heat Fuel	03	Gas			Replace Cost		33,465		
Heat Type	05	Hot Water			Year Built		506,717		
AC Type	01	None			Year Built		1972		
Bedrooms	4				Effective Year Built		1992		
Full Baths	2				Depreciation Code		A		
Half Baths	0				Remodel Rating				
Extra Fixtures	0				Year Remodeled				
Total Rooms	7				Depreciation %		29		
Bath Style	02	Average			Functional Obsol				
Kitchen Style	02	Average			External Obsol				
Extra Kitchens	0				Trend Factor		1.000		
Fireplaces	1				Condition				
Extra Openings	0				Condition %				
Gas Fireplaces	0				Percent Good		71		
Sq Ft Fin Bsmt	644				Cns Sect Rcnld		359,800		
FBM Quality	04	Above Average			Dep % Ovr				
Foundation	06	Poured Conc			Dep Ovr Comment				
Bsmt Garage	0				Misc Imp Ovr				
Bsmt Area	1066				Misc Imp Ovr Comment				
					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
SPL4	Above Ground	L	254	8.00	1990	A	70	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,222	1,222	1,222	185.08	226,169
BSM	Basement	0	1,066	213	36.98	39,422
FGR	Garage	0	576	230	73.90	42,569
FNS	Finished 90% Story	842	936	842	166.49	155,838
WDK	Deck	0	504	50	18.36	9,254
Ttl Gross Liv / Lease Area		2,064	4,304	2,557		473,252

