

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA			
ANANIA NICKOLAS F & PATRICIA J T NICKOLAS AND PATRICIA ANANIA R PO 331				0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed				
W OSSIPEE NH 03890				0	No Sewer	0	Paved	0	Average	RESIDNTL	1020	400,000	400,000				
				0		0	Heavy			RESIDNTL	1020	10,500	10,500				
SUPPLEMENTAL DATA														VISION			
Alt Prcl ID 082/070.0-0250-0000.						Cyclical Exemption 3											
Scnd Hom						W											
Tax Class T						District Res Exem											
Tot Fin Are 1206						Assoc Pid#											
Total Acres																	
Chapter La																	
GIS ID F_868356_2846541								Total		410,500		410,500					
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
ANANIA NICKOLAS F & PATRICIA J TT				46692 0125	03-16-2016	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed		
ANANIA PATRICIA J				29273 0325	10-18-2004	Q	I	301,000	00	2023	1020	380,400	2022	1020	308,600		
JONES CHRISTOPHER A				17930 0322	10-05-1999	Q	I	160,000	00		1020	8,100	2021	1020	294,200		
										Total	388,500	Total	316,700	Total	302,300		
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													
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name			B	Tracing			Batch			Appraised Bldg. Value (Card)					400,000	
0001											Appraised Xf (B) Value (Bldg)					0	
										Appraised Ob (B) Value (Bldg)					10,500		
										Appraised Land Value (Bldg)					0		
										Special Land Value					0		
										Total Appraised Parcel Value					410,500		
										Valuation Method					C		
										Total Appraised Parcel Value					410,500		
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	
											11-17-2021	SJT	10		21	Field Review + GIS	
											07-16-2013	SJD	3		30	Quality Control	
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	1020	Condo			0.000 AC	0.00	1.00000	0	1.00	0000	1.000				0.0000	0	0
Total Card Land Units					0.00 AC	Parcel Total Land Area					0.00	Total Land Value					0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	55	Condominium	AMENITY 1	2	Deck
Model	05	Res Condo	Amenity 2		
Grade	05	Ave/Good	Amenity 3		
Stories	1				
Occupancy			CONDO DATA		
Interior Wall 1	05	Drywall	Parcel Id	8027	C 8027
Interior Wall 2				Owne	
Interior Floor 1	12	Hardwood		The Township	B 1 S 1
Interior Floor 2			Adjust Type	Code	Description
Heat Fuel	02	Oil	Condo Flr	B2AI	2 Bedroom AI
Heat Type	04	Forced Air-Duc	Condo Unit	1A	1A
AC Type	03	Central			Factor%
CNS Bedrooms	2				133
Full Baths	2		COST / MARKET VALUATION		
Half Baths	0				100
Extra Fixtures	1				
Total Rooms	5				495,707
Bath Style	02	Average	Net Other Adj		10,625
Kitchen Style	02	Average	Replace Cost		506,345
Kitchen Type	3	One Person	Year Built		1984
Kitchen Func	1		Effective Year Built		2000
Parking Class	3	Deeded	Depreciation Code		G
SF Basement	0		Remodel Rating		
Bsmt Garage	0		Year Remodeled		
Fireplaces	1		Depreciation %		21
Part Bedroom	0		Functional Obsol		
FBM Quality			External Obsol		
SF Fin Bsmt	0		Trend Factor		1.000
Extra Openings	0		Condition		
Gas Fireplace	0		Condition %		
Parking			Percent Good		79
AMENITY 1	2	Deck	Cns Sect Rcnld		400,000
Amenity 2			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

BAS (1,170 sf)
BSM (136 sf)
WDK (80 sf)

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
FGR1	Garage - 1 Sto	L	288	52.00	1984	A	70	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,170	1,170	1,170	411.38	481,309
BSM	Basement	0	136	27	81.67	11,107
WDK	Deck	0	80	8	41.14	3,291
Ttl Gross Liv / Lease Area		1,170	1,386	1,205		495,707

