

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION				
GIOVANNINI ANTHONY J GIOVANNINI KARISSA M 117 PLANTATION DR DUXBURY MA 02332		0	Water	0	Subdivision	0	Average	Description		Code	Appraised	Assessed						
		0	No Sewer	0	Paved	0	Average	RESIDNTL		1010	414,300	414,300						
		SUPPLEMENTAL DATA		RES LAND		RESIDNTL		1010		1,500		470,500				470,500		
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2544 Total Acres .941 Chapter Lan GIS ID F_865136_2847759		Cyclical Exemption W District Res Exem		4		Assoc Pid#		Total		886,300		886,300						
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)				
GIOVANNINI ANTHONY J		55244	16	06-30-2021		Q	I	825,000		00		Year	Code	Assessed	Year	Code	Assessed	
MARTINEZ-REYES JOSE E		37953	0045	11-23-2009		Q	I	470,000		00		2023	1010	314,300	2022	1010	244,900	
DWYER PHILIP J		35388	0030	12-11-2007		U	I	1		1			1010	505,000		1010	320,700	
DWYER PHILIP J		10215	0025	04-03-1991		Q	I	157,500		00			1010	1,000		1010	900	
Total		0.00		Total		820,300		Total		566,500		Total		539,200				
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description		Amount	Code	Description	Number	Amount	Comm Int		APPRAISED VALUE SUMMARY							
Total				0.00							Appraised Bldg. Value (Card) 414,300							
Nbhd				Nbhd Name		B		Tracing		Batch		Appraised Xf (B) Value (Bldg) 0						
0060												Appraised Ob (B) Value (Bldg) 1,500						
NOTES														Appraised Land Value (Bldg) 470,500				
														Special Land Value 0				
														Total Appraised Parcel Value 886,300				
														Valuation Method C				
														Total Appraised Parcel Value 886,300				
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			
2013-0092	05-28-2013	MN	Maintenance	4,000		100		REPLACE WOOD SIDING & 1		11-17-2021	SJD	9	1	07	Measure - Info @ Door			
115	09-05-2012	MN	Maintenance	7,500		100		STRIP & REPL WOOD SIDING		09-12-2018	SJD	6		20	Field Review			
										04-12-2013	VGS			20	Field Review			
										12-11-2007	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	0060	1.341			1.0000		11.74	469,400	
1	1010	Single Family	RC	Residual	0.023	AC 35,000.00	1.00000	5	1.00	0060	1.341			1.0000		1.08	1,100	
Total Card Land Units					0.94	AC	Parcel Total Land Area					0.94	Total Land Value					470,500

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description			Element	Cd	Description		
Style	03	Colonial			Bsmt Area	1152			
Model	01	Residential			Bsmt Type	04	Full		
Grade	05	Ave/Good			Unfin Area				
Stories	2				CONDO DATA				
Occupancy	1				Parcel Id		C	Owne	
Exterior Wall 1	14	Wood Shingle					B	S	
Exterior Wall 2					Adjust Type	Code	Description	Factor%	
Roof Structure	03	Gable			Condo Flr				
Roof Cover	03	Asphalt			Condo Unit				
Interior Wall 1	05	Drywall			COST / MARKET VALUATION				
Interior Wall 2					Net Other Adj		522,935		
Interior Floor 1	12	Hardwood			Replace Cost		22,230		
Interior Floor 2					Year Built		1972		
Heat Fuel	02	Oil			Effective Year Built		1997		
Heat Type	05	Hot Water			Depreciation Code		G		
AC Type	01	None			Remodel Rating				
Bedrooms	4				Year Remodeled				
Full Baths	2				Depreciation %		24		
Half Baths	1				Functional Obsol				
Extra Fixtures	0				External Obsol				
Total Rooms	9				Trend Factor		1.000		
Bath Style	02	Average			Condition				
Kitchen Style	02	Average			Condition %				
Extra Kitchens	0				Percent Good		76		
Fireplaces	1				Cns Sect Rcnld		414,300		
Extra Openings	0				Dep % Ovr				
Gas Fireplaces	0				Dep Ovr Comment				
Sq Ft Fin Bsmt	0				Misc Imp Ovr				
FBM Quality					Misc Imp Ovr Comment				
Foundation	06	Poured Conc			Cost to Cure Ovr				
Bsmt Garage	2				Cost to Cure Ovr Comment				
Bsmt Area	1152								

DCK		12
FHS BAS BSM		24
FHS FUS BSM		24
14	34	

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	100	21.00	1985	A	70	C	1.00	1,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,152	1,152	1,152	184.59	212,644
BSM	Basement	0	1,152	230	36.85	42,455
DCK	Deck	0	588	59	18.52	10,891
FHS	Finished Half Story	576	1,152	576	92.29	106,322
FUS	Finished Upper Story	816	816	816	184.59	150,623
Ttl Gross Liv / Lease Area		2,544	4,860	2,833		522,935

