

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
PEOTROWSKI FRANCIS J JR & FRA		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA	
PEOTROWSKI GLORIA D TRUST		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	412,200	412,200		
107 PLANTATION DR				0	Medium			RES LAND	1010	470,000	470,000		
DUXBURY MA 02332								RESIDNTL	1010	7,400	7,400		
SUPPLEMENTAL DATA													
Alt Prcl ID				Cyclical				4					<b>VISION</b>
Scnd Home 500393				Exemption									
Tax Class T				W									
Tot Fin Area 2072				District									
Total Acres .928				Res Exem									
Chapter Lan				Assoc Pid#									
GIS ID F_865190_2847527													
									Total		889,600	889,600	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
PEOTROWSKI FRANCIS J JR & FRANCI	24244	0218	02-19-2003	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
PEOTROWSKI GLORIA D	24244	0199	02-19-2003	U	I	1	1F	2023	1010	313,400	2022	1010	286,800	2021	1010	269,300	
GLORIA D PEOTROWSKI TRUST	17120	0244	02-04-1999	U	I	100	1F		1010	504,400		1010	320,400		1010	311,300	
PEOTROWSKI FRANCIS J JR	16966	0099	12-22-1998	U	I	100	1F		1010	600		1010	600		1010	600	
PEOTROWSKI GLORIA D TRUSTEE	11602	0018	01-25-1993	U	I	100	1										
									Total		818,400	Total		607,800	Total		581,200

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
			Total				0.00											

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch							
0060						Appraised Bldg. Value (Card)					412,200
						Appraised Xf (B) Value (Bldg)					0
						Appraised Ob (B) Value (Bldg)					7,400
						Appraised Land Value (Bldg)					470,000
						Special Land Value					0
						Total Appraised Parcel Value					889,600
						Valuation Method					C
						Total Appraised Parcel Value					889,600

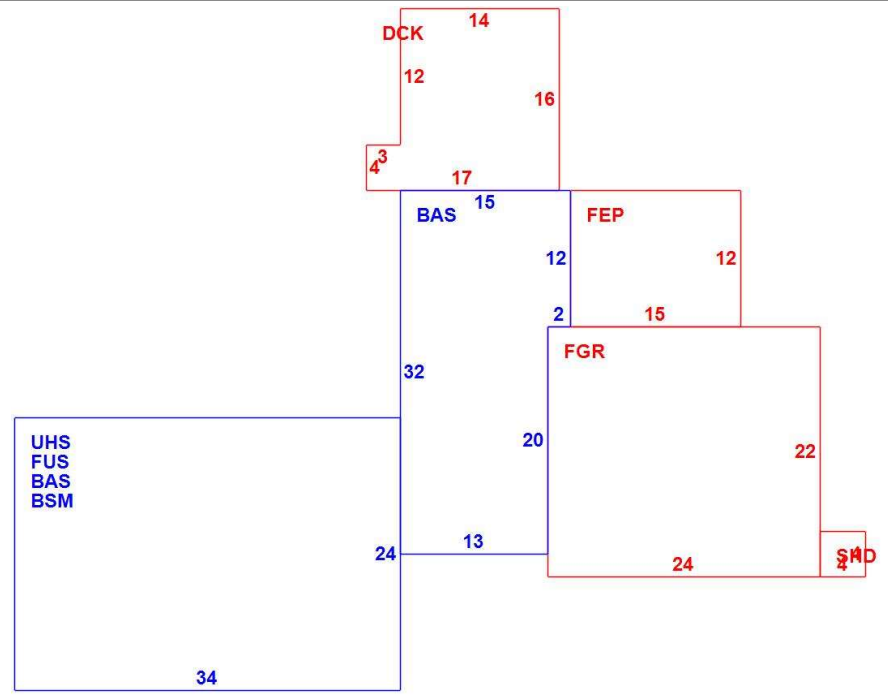
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
2015-152	07-16-2015	MN	Maintenance	10,600		100		STRIP ROOF 24 SQUARES		11-20-2018	JLF	2		30	Quality Control
										09-12-2018	SJD	6		20	Field Review
										04-12-2013	VGS			20	Field Review
										03-27-2013	AO	6	6	30	Quality Control
										07-07-2007	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	0.012	AC 35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.17	600
Total Card Land Units					0.93	AC	Parcel Total Land Area					0.93	Total Land Value			470,000

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style	03	Colonial	Bsmt Area	816			
Model	01	Residential	Bsmt Type	04			
Grade	05	Ave/Good	Unfin Area	408.00	Full		
Stories	2.5						
Occupancy	1						
Exterior Wall 1	14	Wood Shingle					
Exterior Wall 2							
Roof Structure	03	Gable					
Roof Cover	03	Asphalt					
Interior Wall 1	05	Drywall					
Interior Wall 2							
Interior Floor 1	12	Hardwood					
Interior Floor 2							
Heat Fuel	02	Oil					
Heat Type	05	Hot Water					
AC Type	04	Unit/Ac					
Bedrooms	4						
Full Baths	1						
Half Baths	1						
Extra Fixtures	0						
Total Rooms	9						
Bath Style	02	Average					
Kitchen Style	02	Average					
Extra Kitchens	0						
Fireplaces	1						
Extra Openings	1						
Gas Fireplaces	0						
Sq Ft Fin Bsmt	344						
FBM Quality	04	Above Average					
Foundation	06	Poured Conc					
Bsmt Garage	0						
Bsmt Area	816						

CONDO DATA			
Parcel Id	C	Own	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION			
Net Other Adj		516,404	
Replace Cost		26,000	
Year Built		542,405	
Effective Year Built		1972	
Depreciation Code		1997	
Remodel Rating		G	
Year Remodeled			
Depreciation %		24	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		76	
Cns Sect Rcnld		412,200	
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
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
HTB	Hot Tub	L	1	10500.00	1995	A	70	C	1.00	7,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,256	1,256	1,256	185.22	232,641
BSM	Basement	0	816	163	37.00	30,192
DCK	Deck	0	236	24	18.84	4,445
FEP	Finished Enclosed Porch	0	180	108	111.13	20,004
FGR	Garage	0	528	211	74.02	39,082
FUS	Finished Upper Story	816	816	816	185.22	151,143
SHD	Attached Shed	0	16	6	69.46	1,111
UHS	Unfinished Half Story	0	816	204	46.31	37,786
Ttl Gross Liv / Lease Area		2,072	4,664	2,788		516,404



107 PLANTATION DR

