

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
SMITH MICHAEL J			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
KACZYNSKI EMILY			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	418,400	418,400	
7 WOODLAND WAY				0 Light		RES LAND	1010	469,700	469,700	
<b>SUPPLEMENTAL DATA</b>										
DUXBURY MA 02332		Alt Prcl ID	Cyclical Exemption		3	RESIDNTL	1010	10,500	10,500	VISION
		Scnd Home Tax Class T	District Res Exem			Total 898,600 898,600				
		Tot Fin Area 1977	Assoc Pid#							
		Total Acres 1.078								
		Chapter Lan								
		GIS ID F_869001_2849849								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
SMITH MICHAEL J		55399 210	07-30-2021	Q	I	820,000	00	Year	Code	Assessed	Year	Code	Assessed
CHRISTO PAUL D		4438 0427	04-25-1978	U	I	66,000	1	2023	1010	332,500	2022	1010	211,600
									1010	458,900		1010	387,200
									1010	7,700		1010	7,700
								Total		799,100	Total		606,500
								Total			Total		550,100

EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int							
													<b>APPRAISED VALUE SUMMARY</b>		
		Total	0.00									Appraised Bldg. Value (Card) 418,400			
										Appraised Xf (B) Value (Bldg) 0					
										Appraised Ob (B) Value (Bldg) 10,500					
										Appraised Land Value (Bldg) 469,700					
										Special Land Value 0					
										Total Appraised Parcel Value 898,600					
										Valuation Method C					
										Total Appraised Parcel Value 898,600					

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
BPO-23-348	09-18-2023	RM	Remodel	75,000		100		REMODEL KITCHEN		11-17-2021	SJD	9		01	Measure - No Entry
										04-12-2013	VGS			20	Field Review
										06-19-2007	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	PD	Primary	40,000	SF 8.75	1.00000	5	1.00	0070	1.389			TP95	0.9500	11.55	461,900
1	1010	Single Family	WP	Residual	0.160	AC 35,000.00	1.00000	5	1.00	0070	1.389				1.0000	1.12	7,800
Total Card Land Units					1.08	AC	Parcel Total Land Area				1.08	Total Land Value				469,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1200	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.9				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			508,510
Interior Floor 2			Net Other Adj		21,170
Heat Fuel	02	Oil	Replace Cost		529,680
Heat Type	05	Hot Water	Year Built		1978
AC Type	01	None	Effective Year Built		2000
Bedrooms	3		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		21
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		79
Gas Fireplaces	0		Cns Sect Rcnld		418,400
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1200		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
GNR	GENERATOR	L	1	12400.00	2021	G	85	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	1,200	1,200	1,200	224.11	268,934	
BSM	Basement	0	1,200	240	44.82	53,787	
CTH	Cathedral Ceiling	0	336	34	22.68	7,620	
DCK	Deck	0	168	17	22.68	3,810	
FNS	Finished 90% Story	778	864	778	201.80	174,359	
Ttl Gross Liv / Lease Area		1,978	3,768	2,269		508,510	

DCK

12

14

FNS  
BAS  
BSM

CTH  
BAS  
BSM

24

24

36

14

