

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
KONDRY KEVIN M			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
KONDRY LUCILIA A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	977,400	977,400
5 INDIAN COVE RD				0 Medium		RES LAND	1010	535,800	535,800
SUPPLEMENTAL DATA									
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3581 Total Acres 1.488 Chapter Lan			Cyclical 4 Exemption W District Res Exem				
GIS ID F_863450_2845211		Assoc Pid#			Total			1,513,200	1,513,200

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
KONDRY KEVIN M		43575 0058	09-05-2013	Q	I	875,000	00	Year	Code	Assessed	Year	Code	Assessed
FLOREANO ANTHONY J & FLOREANO K		33593 0201	10-30-2006	Q	I	985,000	00	2023	1010	754,700	2022	1010	710,500
WORLEY GARY T		18000 0182	10-29-1999	Q	V	590,000	00		1010	637,100	2021	1010	603,000
								Total		1,391,800	Total		1,016,100
								Total			Total		857,800

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0080			Batch

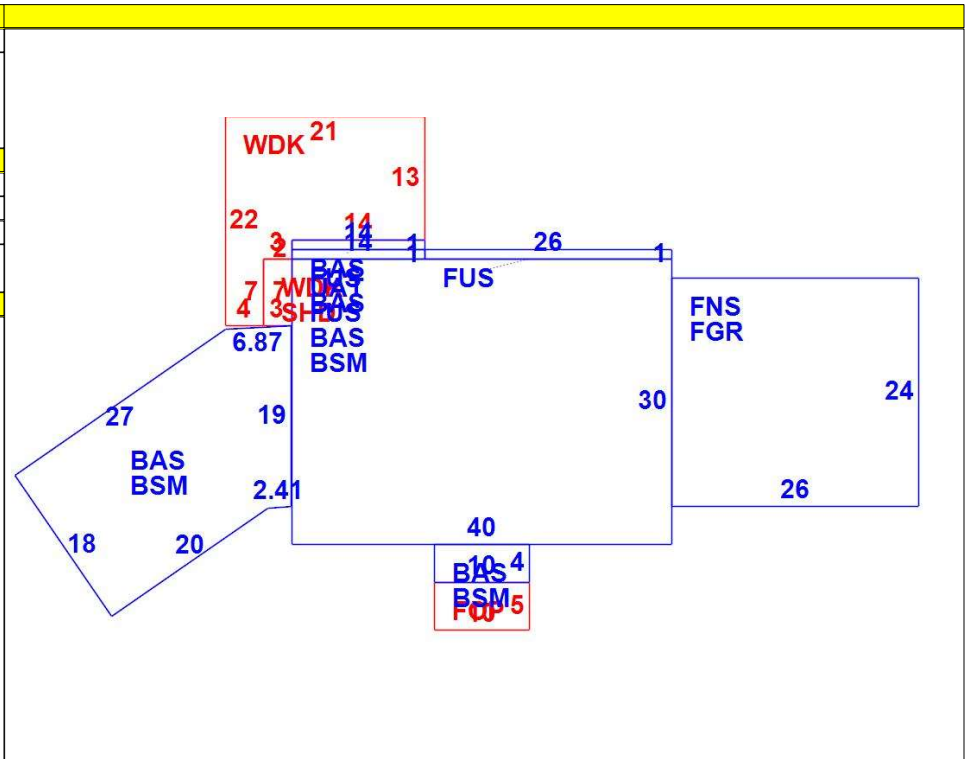
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	977,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	535,800
Special Land Value	0
Total Appraised Parcel Value	1,513,200
Valuation Method	C
Total Appraised Parcel Value	1,513,200

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
BP-19-119	04-10-2019	RM		33,000	06-19-2019	100		REMODEL KITCHEN		06-20-2019	SJT	5		20	Field Review
45	02-22-2005	MS	Miscellaneous	30,000		100		FIN BASEMENT 1000SF		03-11-2014	SJD	9	1	00	Measure & Listed
15189	10-30-1998	NC	New Construct	167,000	01-29-2000	100		SNGL DWELL ATT GARAG		04-12-2013	VGS			20	Field Review
										10-02-2012	KP	6		30	Quality Control
										06-01-2006	KP		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	0080	1.503			1.0002	526,100	
1	1010	Single Family	PD	Residual	0.159	AC 35,000.00	1.00000	5	1.00	0080	1.503			1.0000	8,400	
1	1010	Single Family	PD	Undevelop	0.416	AC 2,000.00	1.00000	0	1.00	0080	1.503			1.0000	1,300	
Total Card Land Units					1.49	AC	Parcel Total Land Area					1.49	Total Land Value			535,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1751	
Model	01	Residential	Bsmt Type	03	Partial
Grade	08	Excellent	Unfin Area		
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2	11	Clapboard			S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		1,016,858
Interior Floor 2	14	Carpet	Replace Cost		1,123,433
Heat Fuel	03	Gas	Year Built		1998
Heat Type	05	Hot Water	Effective Year Built		2008
AC Type	03	Central	Depreciation Code		G
Bedrooms	5		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		13
Extra Fixtures	5		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		87
Extra Openings	1		Cns Sect Rcnd		977,400
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	1500		Dep Ovr Comment		
FBM Quality	05	Living Area	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1751		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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,779	1,779	1,779	230.58	410,202	
BSM	Basement	0	1,751	350	46.09	80,703	
FGR	Garage	0	624	250	92.38	57,645	
FNS	Finished 90% Story	562	624	562	207.67	129,586	
FOP	Open Porch	0	50	8	36.89	1,845	
FUS	Finished Upper Story	1,240	1,240	1,240	230.58	285,919	
SHD	Attached Shed	0	21	7	76.86	1,614	
UAT	Unfinished Attic	0	1,200	180	34.59	41,504	
WDK	Deck	0	336	34	23.33	7,840	
Ttl Gross Liv / Lease Area		3,581	7,625	4,410		1,016,858	

