

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA						
RAZZOLINI MEGAN D RAZZOLINI JOHN T 28 APPLE HILL LN DUXBURY MA 02332			0 Water 0 No Sewer	0 Cul-De-Sac 0 Paved 0 Light	0 Average 0 Average	Description	Code	Appraised	Assessed			VISION				
SUPPLEMENTAL DATA						RESIDENTL	1010	524,900	524,900							
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2260 Total Acres .44 Chapter Lan GIS ID F_864241_2844375						RES LAND	1010	470,000	470,000							
						Total		994,900	994,900							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
RAZZOLINI MEGAN D		50655 0271	12-20-2018	Q	I	680,000	00	Year	Code	Assessed	Year	Code	Assessed			
KEMEN KEITH & KEMEN AMY		49124 0283	10-31-2017	Q	I	675,000	00	2023	1010	401,300	2022	1010	367,900			
NAUMAN THOMAS L & NAUMAN SUSAN		16399 0273	07-14-1998	Q	I	336,000	00		1010	503,900		1010	327,200			
		Total						Total		905,200	Total		695,100			
								Total			Total		648,300			
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																
Nbhd		Nbhd Name		B		Tracing		Batch								
0060																
NOTES																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result		
									04-10-2018	SJD	9		01	Measure - No Entry		
									04-12-2013	VGS			20	Field Review		
									05-30-2007	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	19,166 SF	15.90	1.00000	5	1.00	0060	1.341		V115	1.1500	24.52	470,000
Total Card Land Units					0.44	AC	Parcel Total Land Area					0.44	Total Land Value			470,000

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	03	Colonial				Bsmt Area	1348				
Model	01	Residential				Bsmt Type	04				
Grade	06	Good				Unfin Area	0.00	Full			
Stories	2.5					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		621,471			
Interior Floor 1	12	Hardwood				Replace Cost		42,920			
Interior Floor 2						Year Built		1982			
Heat Fuel	02	Oil				Effective Year Built		2000			
Heat Type	05	Hot Water				Depreciation Code		G			
AC Type	03	Central				Remodel Rating					
Bedrooms	3					Year Remodeled					
Full Baths	2					Depreciation %		21			
Half Baths	1					Functional Obsol					
Extra Fixtures	0					External Obsol					
Total Rooms	7					Trend Factor		1.000			
Bath Style	02	Average				Condition					
Kitchen Style	02	Average				Condition %					
Extra Kitchens	0					Percent Good		79			
Fireplaces	1					Cns Sect Rcnld		524,900			
Extra Openings	0					Dep % Ovr					
Gas Fireplaces	0					Dep Ovr Comment					
Sq Ft Fin Bsmt	500					Misc Imp Ovr					
FBM Quality	04	Above Average				Misc Imp Ovr Comment					
Foundation	06	Poured Conc				Cost to Cure Ovr					
Bsmt Garage	2					Cost to Cure Ovr Comment					
Bsmt Area	1348										

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	1,216	1,216	1,216	212.47	258,362	
BSM	Basement	0	1,320	264	42.49	56,092	
DCK	Deck	0	326	33	21.51	7,011	
FEP	Finished Enclosed Porch	0	224	134	127.10	28,471	
FHS	Finished Half Story	36	72	36	106.23	7,649	
FUS	Finished Upper Story	1,008	1,008	1,008	212.47	214,168	
UHS	Unfinished Half Story	0	936	234	53.12	49,718	
Ttl Gross Liv / Lease Area		2,260	5,102	2,925		621,471	

