

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA							
SZABO ANITA BODROGNE BODROG GYORGY K 30 HEADWATERS LN  DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code		Appraised	Assessed	VISION				
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	859,400	859,400						
				0	Light			RES LAND	1010	452,200	452,200						
<b>SUPPLEMENTAL DATA</b>																	
Alt Prcl ID				Cyclical 4													
Scnd Home				Exemption													
Tax Class T				W													
Tot Fin Area 4180				District													
Total Acres 1.422				Res Exem													
Chapter Lan																	
GIS ID F_864491_2844666				Assoc Pid#													
								Total		1,311,600	1,311,600						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
SZABO ANITA BODROGNE		53003 336	06-30-2020	U	I	811,000	1	Year	Code	Assessed	Year	Code	Assessed				
CHEAL EDWARD & ROBERGE ANNE TT		34664 0121	06-13-2007	U	I	10	1A	2023	1010	657,100	2022	1010	624,500	2021	1010	466,700	
CHEAL EDWARD J		13807 0239	09-01-1995	Q	I	415,000	00		1010	484,900		1010	375,900		1010	362,700	
								Total		1,142,000	Total		1,000,400	Total		829,400	
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int									
			0.00														
ASSESSING NEIGHBORHOOD												<b>APPRAISED VALUE SUMMARY</b>					
Nbhd	Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)			859,400					
0060									Appraised Xf (B) Value (Bldg)			0					
									Appraised Ob (B) Value (Bldg)			0					
									Appraised Land Value (Bldg)			452,200					
									Special Land Value			0					
									Total Appraised Parcel Value			1,311,600					
									Valuation Method			C					
									Total Appraised Parcel Value			1,311,600					
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		
373	09-05-2002	AD	Addition	15,000	01-01-2003	100		DORMERS/FIN 3RD FLR		04-08-2021	SJD	9		01	Measure - No Entry		
12582	10-19-1992	AD	Addition			100		STOVE IN KITCHEN		04-12-2013	VGS			20	Field Review		
										03-03-2003	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	PD	Primary	15,700	SF 18.56	1.00000	5	1.00	0060	1.341			V115	1.1500	28.62	449,400
1	1010	Single Family	PD		1.062	AC 2,000.00	1.00000	0	1.00	0060	1.341	POWERLINES		1.0000	0.06		2,800
Total Card Land Units					1.42	AC	Parcel Total Land Area				1.42	Total Land Value				452,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1720	
Model	01	Residential	Bsmt Type	04	Full
Grade	07	Very Good	Unfin Area		
Stories	2.35		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			B
Exterior Wall 2					S
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		979,867
Interior Floor 2			Replace Cost		68,160
Heat Fuel	02	Oil	Year Built		1,048,029
Heat Type	05	Hot Water	Effective Year Built		1988
AC Type	03	Central	Depreciation Code		2003
Bedrooms	4		Remodel Rating		G
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		18
Extra Fixtures	0		Functional Obsol		
Total Rooms	10		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		82
Extra Openings	0		Cns Sect Rcnld		859,400
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	900		Dep Ovr Comment		
FBM Quality	05	Living Area	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	1720		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
BAL	Balcony	0	42	4	19.74	829
BAS	First Floor	1,594	1,594	1,594	207.25	330,353
BSM	Basement	0	1,720	344	41.45	71,293
DCK	Deck	0	532	53	20.65	10,984
FEP	Finished Enclosed Porch	0	224	134	123.98	27,771
FNS	Finished 90% Story	1,026	1,140	1,026	186.52	212,636
FUS	Finished Upper Story	1,560	1,560	1,560	207.25	323,307
SHD	Attached Shed	0	36	13	74.84	2,694
Ttl Gross Liv / Lease Area		4,180	6,848	4,728		979,867

