

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
ODNOVOROV IGOR			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
ODNOVOROV SVITLANA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	454,700	454,700	
634 CHANDLER ST		SUPPLEMENTAL DATA			RES LAND	1010	533,700	533,700		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2344 Total Acres 5.211 Chapter Lan GIS ID F_865497_2845489			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	11,000	11,000	
						Total		999,400	999,400	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
ODNOVOROV IGOR	52997	332	06-30-2020	Q	I	783,250	00	Year	Code	Assessed	Year	Code	Assessed
PHILIPSEN DOUGLAS H	49313	0307	12-18-2017	U	I	1	1A	2023	1010	344,800	2022	1010	315,100
PHILIPSEN MARY M	13720	0156	07-27-1995	U	I	1	1A		1010	562,400		1010	465,800
BARTLETT WILLIAM A	5034	0466	04-30-1993	Q	I	262,800	00		1010	900		1010	900
						Total		908,100		Total		781,800	
								Total		724,100			

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

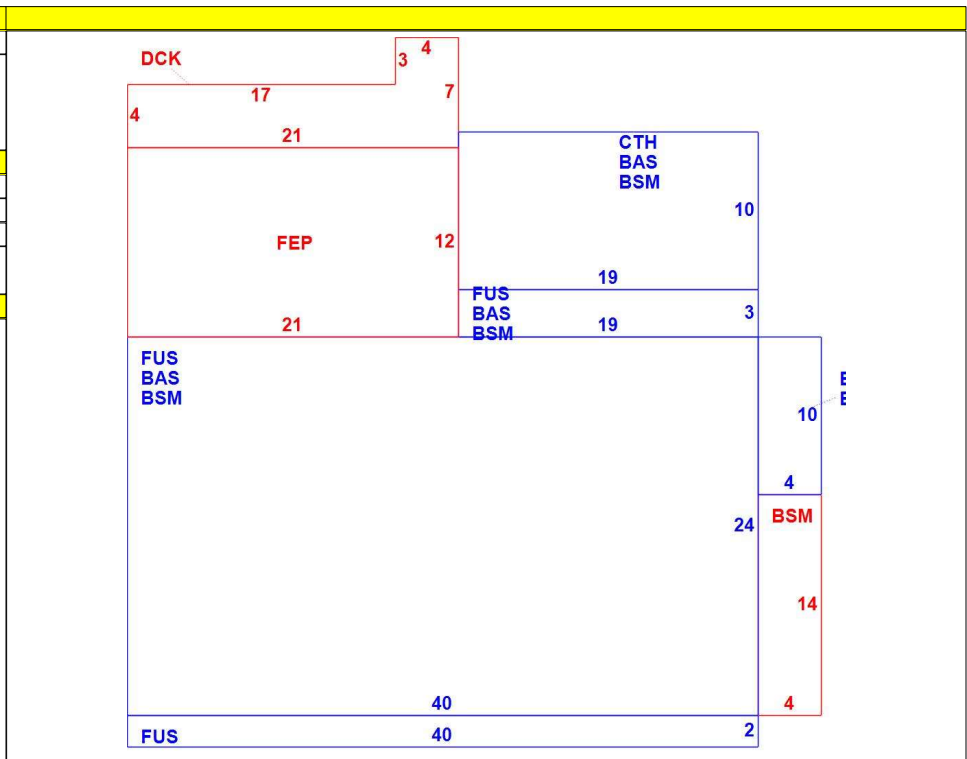
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)									454,700
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									11,000
Appraised Land Value (Bldg)									533,700
Special Land Value									0
Total Appraised Parcel Value									999,400
Valuation Method									C
Total Appraised Parcel Value									999,400

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-21-291	06-28-2021	RM	Remodel	8,900		100	08-23-2021	Remove existing bearing wall an		04-14-2021	SJD	9	1	07	Measure - Info @ Door
										04-12-2013	VGS			20	Field Review
										07-18-2007	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	8.75	1.00000	5	1.00	0050	1.000	POND FRONT	W140	1.4000	8.75	490,000
1	1010	Single Family	PD	Residual	1.416	35,000.00	0.76509	5	1.00	0050	1.000			1.0000	0.61	37,900
1	1010	Single Family	WP	Undevelop	2.878	2,000.00	1.00000	0	1.00	0050	1.000	WET/WATER		1.0000	0.05	5,800
Total Card Land Units					5.21	AC	Parcel Total Land Area					5.21	Total Land Value			533,700

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	03	Colonial				Bsmt Area	1303				
Model	01	Residential				Bsmt Type	03				
Grade	06	Good				Unfin Area	0.00	Partial			
Stories	2					CONDO DATA					
Occupancy	1					Parcel Id		C		Ownr	
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											
Interior Floor 1	12	Hardwood									
Interior Floor 2						Net Other Adj		598,063			
Heat Fuel	02	Oil				Replace Cost		622,860			
Heat Type	05	Hot Water				Year Built		1981			
AC Type	03	Central				Effective Year Built		1994			
Bedrooms	4					Depreciation Code		A			
Full Baths	2					Remodel Rating					
Half Baths	1					Year Remodeled					
Extra Fixtures	0					Depreciation %		27			
Total Rooms	9					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		73			
Gas Fireplaces	0					Cns Sect Rcnld		454,700			
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	1303					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	1985	A	70	B	1.50	11,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,247	1,247	1,247	214.75	267,787	
BSM	Basement	0	1,303	261	43.01	56,048	
CTH	Cathedral Ceiling	0	190	19	21.47	4,080	
DCK	Deck	0	96	10	22.37	2,147	
FEP	Finished Enclosed Porch	0	252	151	128.68	32,426	
FUS	Finished Upper Story	1,097	1,097	1,097	214.75	235,575	
Ttl Gross Liv / Lease Area		2,344	4,185	2,785		598,063	

