

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
FEDEROFF MARY ANNE TT			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
MARY ANNE FEDEROFF TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	392,100	392,100	
105 OTTER ROCK RD		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	464,700	464,700		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2024 Total Acres 1.318 Chapter Lan GIS ID F_866929_2842704			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	1,400	1,400	
						Total		858,200	858,200	<b>VISION</b>

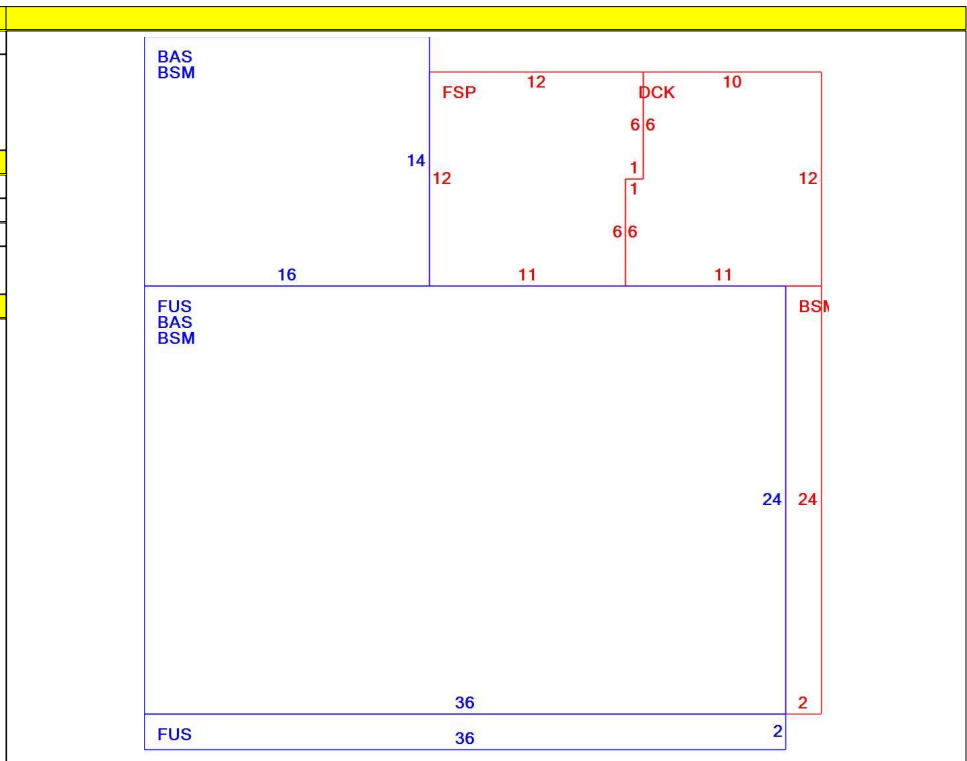
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FEDEROFF NICHOLAS P & SARAH R TT		58200 243	08-18-2023	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed			
FEDEROFF MARY ANNE TT		40153 0003	07-25-2011	U	I	100	1F	2023	1010	310,800	2022	1010	281,200			
FEDEROFF JR ADRIAN B		13802 0243	08-31-1995	Q	I	215,000	00		1010	498,800		1010	316,900			
									1010	900		1010	900			
								Total		810,500	Total		599,000	Total		561,600

EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
Total			0.00					Appraised Bldg. Value (Card) 392,100				
Total			0.00					Appraised Xf (B) Value (Bldg) 0				
Total			0.00					Appraised Ob (B) Value (Bldg) 1,400				
Total			0.00					Appraised Land Value (Bldg) 464,700				
Total			0.00					Special Land Value 0				
Total			0.00					Total Appraised Parcel Value 858,200				
Total			0.00					Valuation Method C				
Total			0.00					Total Appraised Parcel Value 858,200				

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
19990078	03-02-1999	NC	New Construct	1,500		100		STOCKADE FENCE	10-25-2021	SJT	10		00	Measure & Listed
									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	40,000 SF	8.75	1.00000	5	1.00	0060	1.341		TN95	0.9500	11.15	445,900
1	1010	Single Family	RC	Residual	0.400 AC	35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.08	18,800
Total Card Land Units					1.32 AC	Parcel Total Land Area					1.32	Total Land Value				464,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1136	
Model	01	Residential	Bsmt Type	00	N/A
Grade	05	Ave/Good	Unfin Area	0.00	
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	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			465,921
Interior Floor 2			Net Other Adj		30,420
Heat Fuel	02	Oil	Replace Cost		496,340
Heat Type	05	Hot Water	Year Built		1984
AC Type	01	None	Effective Year Built		2000
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		21
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		79
Gas Fireplaces	0		Cns Sect Rcnld		392,100
Sq Ft Fin Bsmt	252		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1136		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
SHD1	Shed	L	96	21.00	1984	A	70	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,088	1,088	1,088	203.28	221,170
BSM	Basement	0	1,136	227	40.62	46,145
DCK	Deck	0	126	13	20.97	2,643
FSP	Screened Porch	0	138	28	41.25	5,692
FUS	Finished Upper Story	936	936	936	203.28	190,271
Ttl Gross Liv / Lease Area		2,024	3,424	2,292		465,921

