

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
CURTIS SUSAN J TT ZERO EAST REALTY TRUST PO BOX 1071 DUXBURY MA 02331		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	742,800	742,800
				0	Heavy			RES LAND	1010	81,800	81,800
SUPPLEMENTAL DATA											
Alt Prcl ID				Cyclical 4							
Scnd Home				Exemption							
Tax Class T				W							
Tot Fin Area 2145				District							
Total Acres .263				Res Exem							
Chapter Lan											
GIS ID F_864961_2838497				Assoc Pid#							
								Total		824,600	824,600

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
KARASSIK CHRISTOPHER MICHAEL		57594 306	01-12-2023	Q	I	800,000	00	Year	Code	Assessed	Year	Code	Assessed			
CURTIS SUSAN J TT		54348 335	02-05-2021	U	I	150,000	1	2023	1010	605,800	2022	1010	227,000			
LOVENDALE DANIELA		47741 0126	11-15-2016	U	V	497,719	1S		1010	282,400	2021	1320	5,000			
WELL FARGO BANK NA TT		46448 0141	12-30-2015	U	V	1,334,374	1L									
WHEELER ELMIRA		33886 0189	12-26-2006	U	V	619,000	1									
								Total		888,200	Total		459,400	Total		5,000

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	Batch
0050				

APPRAISED VALUE SUMMARY											
Appraised Bldg. Value (Card)										742,800	
Appraised Xf (B) Value (Bldg)										0	
Appraised Ob (B) Value (Bldg)										0	
Appraised Land Value (Bldg)										81,800	
Special Land Value										0	
Total Appraised Parcel Value										824,600	
Valuation Method										C	
Total Appraised Parcel Value										824,600	

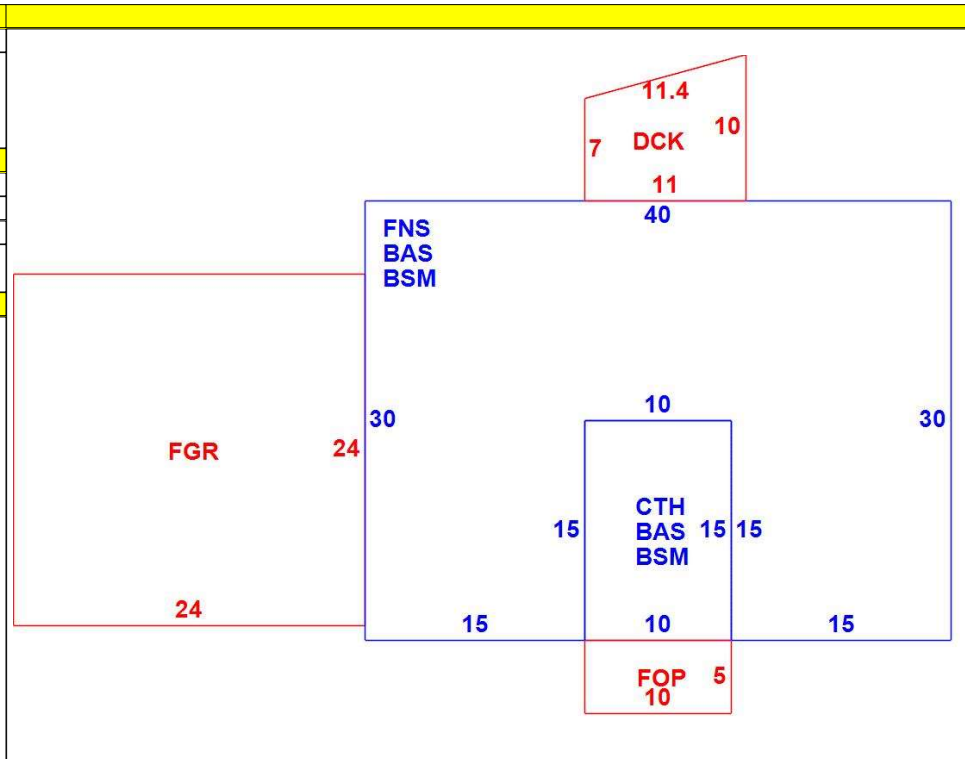
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
BPO-22-249	06-28-2022	AD	Addition	5,000	10-04-2022	100		ADD DECK TO BACK OF HOUS		07-20-2023	SJT	9		00	Measure & Listed
BPO-20-344	12-28-2020	NC	New Construct	327,000	02-23-2022	100		Construct a 2 story 2 bedroom ho		10-04-2022	SJT	5		01	Measure - No Entry
										06-24-2021	SJT	5		20	Field Review
										04-22-2021	SJT	5		05	Measure - Under Construct
										03-11-2021	SJT	5		05	Measure - Under Construct
										01-01-2018	AO	3		99	Vacant Land

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	11,479 SF	23.76	1.00000	5	1.00	0050	1.000			E30	0.3000	23.76	81,800
Total Card Land Units					0.26	AC	Parcel Total Land Area					0.26	Total Land Value			81,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1200	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area		Full
Stories	1.9				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	5				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	1				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage					
Bsmt Area	1200				

CONDO DATA				
Parcel Id		C	Ownr	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Net Other Adj	724,947
Replace Cost	25,375
Year Built	750,322
Effective Year Built	2021
Depreciation Code	2020
Remodel Rating	A
Year Remodeled	
Depreciation %	1
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	99
Cns Sect Rcnd	742,800
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,200	1,200	1,200	273.88	328,650	
BSM	Basement	0	1,200	240	54.78	65,730	
CTH	Cathedral Ceiling	0	150	15	27.39	4,108	
DCK	Deck	0	94	9	26.22	2,465	
FGR	Garage	0	576	230	109.36	62,991	
FNS	Finished 90% Story	945	1,050	945	246.49	258,812	
FOP	Open Porch	0	50	8	43.82	2,191	
Ttl Gross Liv / Lease Area		2,145	4,320	2,647		724,947	

