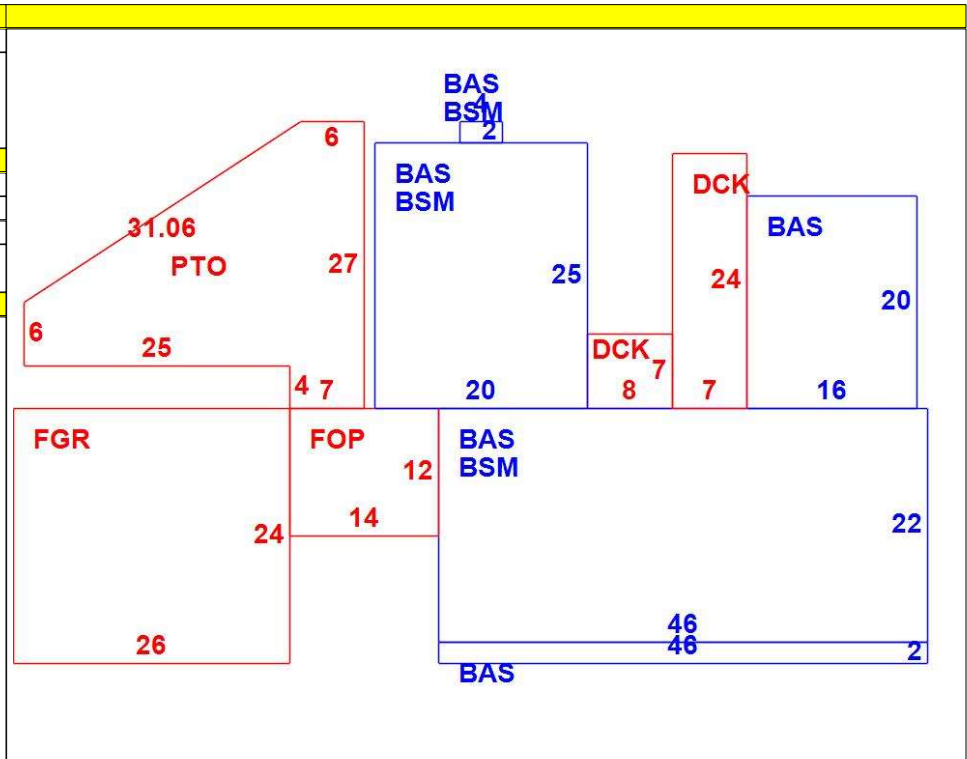


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>			
GUDMAND RUTA & STEVEN E GUDMAND DEBORAH L 64 WELLINGTON LN  DUXBURY MA 02332		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed	346,300					
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	346,300	346,300	346,300					
		SUPPLEMENTAL DATA		Alt Prcl ID		Cyclical 1		RES LAND	1010	360,800	360,800	360,800					
		Scnd Home		Exemption W		RESIDNTL	1010	29,000	29,000	29,000							
		Tax Class T		District		Res Exem		Total		736,100	736,100						
		Total Acres 1.228		Assoc Pid#													
		Chapter Lan															
		GIS ID F_859074_2842188															
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
GUDMAND RUTA & STEVEN E ZAHNZINGER CHRISTOPHER R & CAN		47676	0131	10-31-2016	Q	I	410,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
		39045	0244	09-29-2010	Q	I	369,000	00	2023	1010	275,600	2022	1010	224,700	2021	1010	195,800
										1010	375,200	1010	309,300	1010	19,800	1010	17,000
										Total		670,600	Total	553,800	Total	470,600	
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													
		Total		0.00													
ASSESSING NEIGHBORHOOD																	
Nbhd		Nbhd Name		B		Tracing		Batch									
0050																	
NOTES																	
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
BP-20-17	01-29-2020	BP		29,000	06-10-2020	100	02-26-2020	Added Kitchen to an existing fin				08-31-2023	SJT	10		20	Field Review
13957	02-13-1996	NC	New Construct	5,000	08-08-1997	100		16X20 SCREENED PORCH				05-24-2017	SJD	9		01	Measure - No Entry
13913	11-29-1995	NC	New Construct	8,000	08-08-1997	100		20'X28' DECK				04-12-2013	VGS			20	Field Review
												11-17-2010	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	RC	Primary	40,000	SF 8.75	1.00000	5	1.00	0050	1.000			1.0000		8.75	350,000
1	1010	Single Family	RC	Residual	0.309	AC 35,000.00	1.00000	5	1.00	0050	1.000			1.0000		0.80	10,800
Total Card Land Units					1.23	AC	Parcel Total Land Area					1.23	Total Land Value			360,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	1512	
Model	01	Residential	Bsmt Type	03	
Grade	04	Above Ave	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
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	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	0				
Extra Fixtures	4				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	1				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1134				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1512				

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

COST / MARKET VALUATION			
Net Other Adj		429,647	
Replace Cost		58,133	
Year Built		487,780	
Effective Year Built		1967	
Depreciation Code		1992	
Remodel Rating		A	
Year Remodeled			
Depreciation %		29	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		71	
Cns Sect Rcnd		346,300	
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
SHD1	Shed	L	360	21.00	1980	A	70	C	1.00	5,300
PTO	Patio	L	1,428	15.00	1980	A	70	C	1.00	15,000
GNR	GENERATOR	L	1	12400.00	2010	A	70	C	1.00	8,700

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,932	1,932	1,932	167.83	324,249
BSM	Basement	0	1,520	304	33.57	51,021
DCK	Deck	0	224	22	16.48	3,692
FGR	Garage	0	624	250	67.24	41,958
FOP	Open Porch	0	168	25	24.97	4,196
PTO	Patio	0	543	27	8.35	4,531
Ttl Gross Liv / Lease Area		1,932	5,011	2,560		429,647

