

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>						
RAUDONIS DAIVD & ASHLEY TT RAUDONIS FAMILY TRUST 15 ELIS LN  DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed	Total				1,082,000		1,082,000		
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	605,600	605,600									
		SUPPLEMENTAL DATA		0		Light		RES LAND	1010	471,300	471,300									
Alt Prcl ID		Cyclical		2		Exemption		RESIDNTL	1010	5,100	5,100									
Scnd Home		W		District		Res Exem														
Tax Class T		2948		.958		Chapter Lan														
GIS ID F_861888_2839763		Assoc Pid#																		
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
RAUDONIS DAIVD & ASHLEY TT		50056	0044	07-18-2018		U	I	1		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
RAUDONIS DAVID & ASHLEY		49092	0140	10-25-2017		Q	I	525,000		00	2023	1010	311,600	2022	1010	285,000	2021	1010	257,800	
NOLLNER KATHERINE		37871	0316	10-30-2009		U	I	100		1A		1010	505,800		1010	321,400		1010	311,300	
		Total									Total		Total		Total		Total		Total	
		0.00									817,400		606,400		569,100					
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description		Amount	Code	Description	Number	Amount	Comm Int											
				Total	0.00															
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY								
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				605,600						
0060										Appraised Xf (B) Value (Bldg)				0						
										Appraised Ob (B) Value (Bldg)				5,100						
										Appraised Land Value (Bldg)				471,300						
										Special Land Value				0						
										Total Appraised Parcel Value				1,082,000						
										Valuation Method				C						
										Total Appraised Parcel Value				1,082,000						
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-22-205	05-31-2022	AD	Addition	164,100	01-30-2023	100	07-07-2023	PLAN AZ-51. 28X28 2 STY GAR				01-30-2023	SJT	5		00	Measure & Listed			
												04-09-2018	SJD	9		01	Measure - No Entry			
												04-12-2013	VGS			20	Field Review			
												07-10-2007	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			1.0000	11.74	469,400			
1	1010	Single Family	RC	Residual	0.040	AC	35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.09	1,900			
Total Card Land Units					0.96	AC	Parcel Total Land Area					0.96	Total Land Value			471,300				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1192	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
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	02	Oil			
Heat Type	05	Hot Water			
AC Type	06	Partial			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	1192				

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

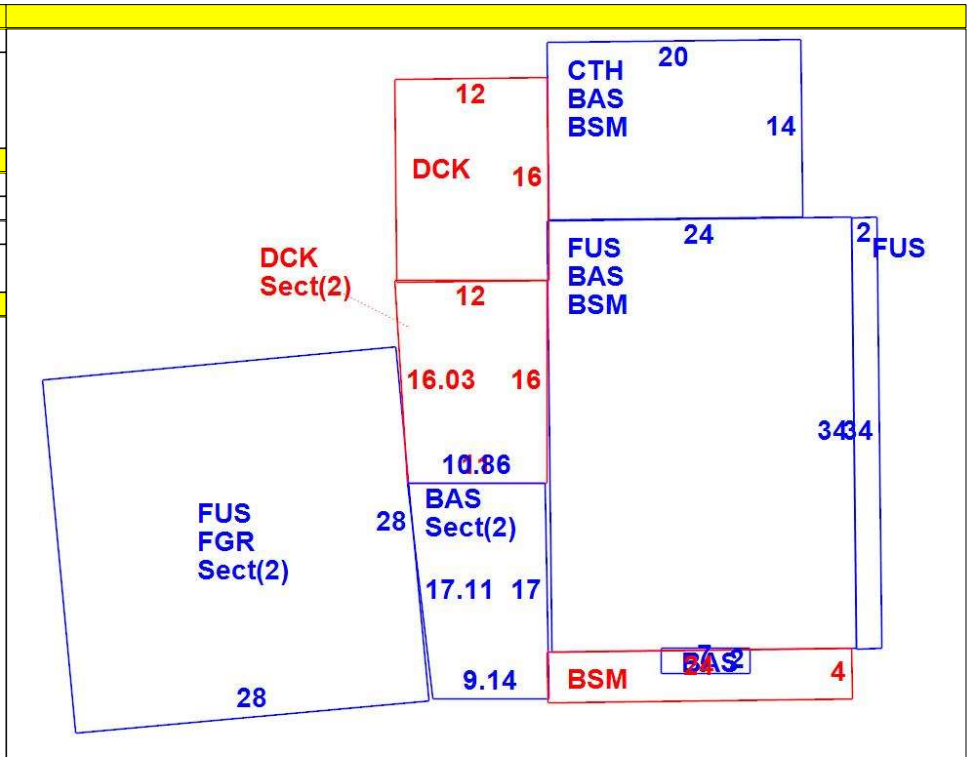
COST / MARKET VALUATION			
Net Other Adj			449,288
Replace Cost			24,795
Year Built			733,555
Effective Year Built			1984
Depreciation Code			1994
Remodel Rating			A
Year Remodeled			
Depreciation %		27	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		73	
Cns Sect Rcnld		346,100	
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	192	21.00	2015	G	85	B	1.50	5,100

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,110	1,110	1,110	197.14	218,828
BSM	Basement	0	1,192	238	39.36	46,920
CTH	Cathedral Ceiling	0	280	28	19.71	5,520
DCK	Deck	0	192	19	19.51	3,746
FUS	Finished Upper Story	884	884	884	197.14	174,274
Ttl Gross Liv / Lease Area		1,994	3,658	2,279		449,288



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>					
RAUDONIS DAIVD & ASHLEY TT			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed						
RAUDONIS FAMILY TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	605,600	605,600						
15 ELIS LN		<b>SUPPLEMENTAL DATA</b>			0 Light	RES LAND	1010	471,300	471,300						
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2948 Total Acres .958 Chapter Lan GIS ID F_861888_2839763			Cyclical 2 Exemption W District Res Exem Assoc Pid#		RESIDNTL	1010	5,100	5,100					
						Total		1,082,000	1,082,000						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
RAUDONIS DAIVD & ASHLEY TT		50056 0044	07-18-2018	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed		
RAUDONIS DAVID & ASHLEY		49092 0140	10-25-2017	Q	I	525,000	00	2023	1010	311,600	2022	1010	285,000		
NOLLNER KATHERINE		37871 0316	10-30-2009	U	I	100	1A		1010	505,800	2021	1010	321,400		
						Total		817,400	Total	606,400	Total	569,100			
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor							
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int							
		Total	0.00												
ASSESSING NEIGHBORHOOD															
Nbhd		Nbhd Name		B		Tracing		Batch							
0060															
NOTES															
BUILDING PERMIT RECORD															
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
BPO-22-205	05-31-2022	AD	Addition	164,100	01-30-2023	100	07-07-2023	PLAN AZ-51. 28X28 2 STY GAR	01-30-2023	SJT	5		00	Measure & Listed	
									04-09-2018	SJD	9		01	Measure - No Entry	
									04-12-2013	VGS			20	Field Review	
									07-10-2007	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		1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.040 AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.09	1,900
Total Card Land Units					0.96 AC	Parcel Total Land Area					0.96	Total Land Value			471,300



CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	0	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	20	Laminate Wood			
Interior Floor 2					
Heat Fuel	08	Other			
Heat Type	11	Other			
AC Type	06	Partial			
Bedrooms	1				
Full Baths	1				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	3				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	1				
Bsmt Area	0				

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

COST / MARKET VALUATION		
Net Other Adj		251,064
Replace Cost		8,410
Year Built		733,555
Effective Year Built		2022
Depreciation Code		2021
Remodel Rating		A
Year Remodeled		
Depreciation %	0	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	100	
Cns Sect Rcnld		259,500
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	170	170	170	195.23	33,189
DCK	Deck	0	184	18	19.10	3,514
FGR	Garage	0	784	314	78.19	61,302
FUS	Finished Upper Story	784	784	784	195.23	153,059
Ttl Gross Liv / Lease Area		954	1,922	1,286		251,064

