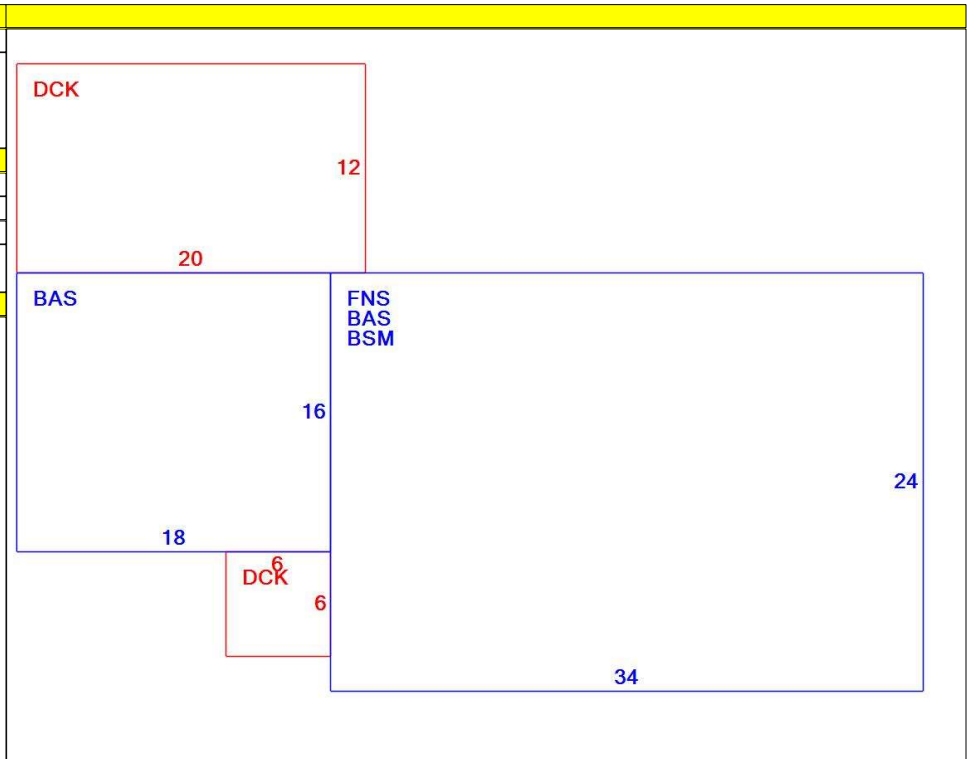


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA					
ARSENIAN PAUL K			0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed	270,100 270,100						
ARSENIAN BARBARA D			0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	270,100	270,100			350,000 350,000				
81 BIANCA RD		SUPPLEMENTAL DATA										<h1 style="text-align: center;">VISION</h1>							
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1838 Total Acres .92 Chapter Lan GIS ID F_863417_2840972				Cyclical Exemption W District Res Exem Assoc Pid#				Total				620,100	620,100				
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC				PREVIOUS ASSESSMENTS (HISTORY)					
ARSENIAN PAUL K		3732	0271	12-02-1971		U	I	32,500		1	Year			Code	Assessed	Year	Code	Assessed	Year
											2023	1010	214,200	2022	1010	199,800	2021	1010	188,600
												1010	504,700		1010	320,700		1010	309,300
											Total		718,900	Total		520,500	Total		497,900
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											
0050																			
NOTES																			
												Appraised Bldg. Value (Card)				270,100			
												Appraised Xf (B) Value (Bldg)				0			
												Appraised Ob (B) Value (Bldg)				0			
												Appraised Land Value (Bldg)				350,000			
												Special Land Value				0			
												Total Appraised Parcel Value				620,100			
												Valuation Method				C			
												Total Appraised Parcel Value				620,100			
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			
19990226	05-21-1999	RM	Remodel	4,500	07-20-2000	100		REPLACE 2 DECKS			09-12-2018	SJD			20	Field Review			
											04-12-2013	VGS		20	Field Review				
											03-26-2013	AO	6	6	30	Quality Control			
											07-20-2000	K+C		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		
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value					350,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	816	
Model	01	Residential	Bsmt Type	04	
Grade	04	Above Ave	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			368,366
Interior Floor 2			Net Other Adj		12,075
Heat Fuel	03	Gas	Replace Cost		380,441
Heat Type	04	Forced Air-Duc	Year Built		1970
AC Type	01	None	Effective Year Built		1992
Bedrooms	3		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
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		71
Gas Fireplaces	0		Cns Sect Rcnld		270,100
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	816		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	1,104	1,104	1,104	181.55	200,432	
BSM	Basement	0	816	163	36.27	29,593	
DCK	Deck	0	276	28	18.42	5,083	
FNS	Finished 90% Story	734	816	734	163.31	133,258	
Ttl Gross Liv / Lease Area		1,838	3,012	2,029		368,366	



81 BIANCA RD

