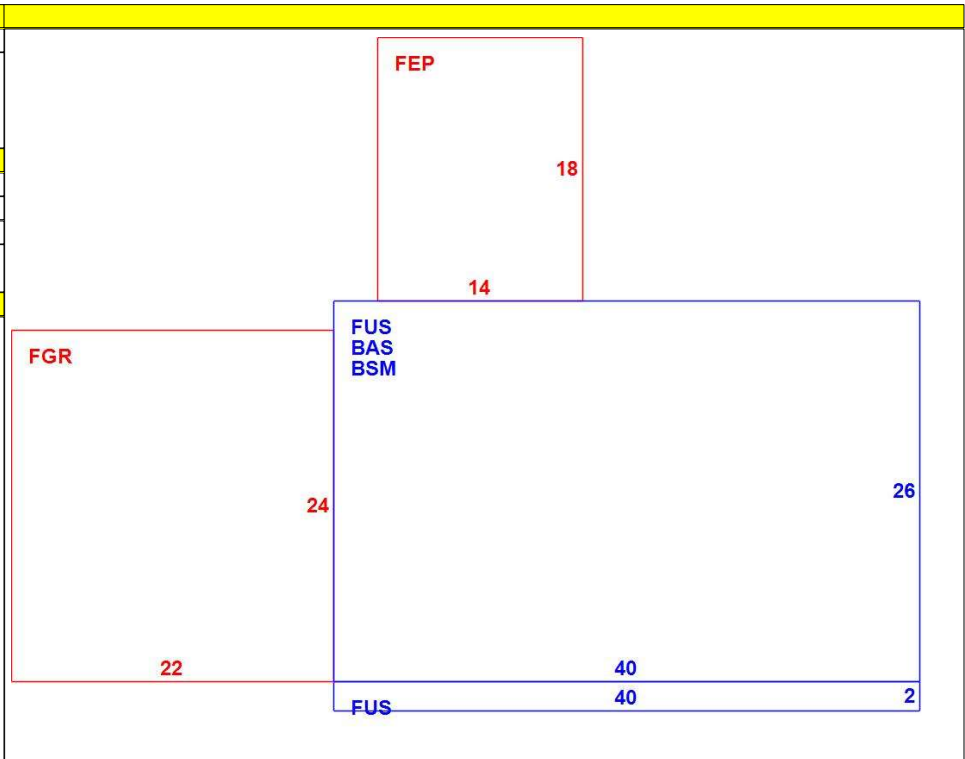


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>									
NUNZIANTO MICHAEL D NUNZIANTO CHRISTINE L 201 BOLAS RD  DUXBURY MA 02332		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed	Total				778,200		778,200					
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	389,900	389,900												
		SUPPLEMENTAL DATA		Alt Prcl ID		Cyclical 4		RES LAND	1010	374,100	374,100												
								RESIDNTL	1010	14,200	14,200												
				Scnd Home		Exemption																	
				Tax Class T		W																	
				Tot Fin Area 2160		District																	
				Total Acres 1.607		Res Exem																	
				Chapter Lan																			
				GIS ID F_864664_2841932		Assoc Pid#																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
NUNZIANTO MICHAEL D ROTMAN MICHAELA				53555	23	10-02-2020		Q	I	635,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
				15428	0243	08-26-1997		Q	I	255,000		00	2023	1010	295,600	2022	1010	270,100	2021	1010	251,500		
													1010	517,900		1010	329,100		1010	317,400			
													1010	3,000		1010	3,000		1010	3,000			
												Total		816,500		Total		602,200		Total		571,900	
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																							
Nbhd		Nbhd Name		B		Tracing		Batch															
0050																							
NOTES																							
														Appraised Bldg. Value (Card)		389,900							
														Appraised Xf (B) Value (Bldg)		0							
														Appraised Ob (B) Value (Bldg)		14,200							
														Appraised Land Value (Bldg)		374,100							
														Special Land Value		0							
														Total Appraised Parcel Value		778,200							
														Valuation Method		C							
														Total Appraised Parcel Value		778,200							
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								
										04-13-2021	SJD	9		12	Property Est. - No Access								
										09-12-2018	SJD			20	Field Review								
										04-12-2013	VGS			20	Field Review								
										10-11-2007	BSB			01	Measure - No Entry								
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	0.690	AC	35,000.00	1.00000	5	1.00	0050	1.000				1.0000		0.80	24,100				
Total Card Land Units					1.61	AC	Parcel Total Land Area					1.61				Total Land Value		374,100					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1040	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
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	Net Other Adj		527,807
Interior Floor 2			Replace Cost		21,320
Heat Fuel	02	Oil	Year Built		549,127
Heat Type	05	Hot Water	Effective Year Built		1972
AC Type	03	Central	Depreciation Code		1992
Bedrooms	4		Remodel Rating		A
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		29
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		71
Extra Openings	1		Cns Sect Rcnd		389,900
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1040		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	80	21.00	1985	A	70	C	1.00	1,200
PTO	Patio	L	192	15.00	1985	A	70	C	1.00	2,000
HTB	Hot Tub	L	1	10500.00	1995	A	70	B	1.50	11,000

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,040	1,040	1,040	193.34	201,069
BSM	Basement	0	1,040	208	38.67	40,214
FEP	Finished Enclosed Porch	0	252	151	115.85	29,194
FGR	Garage	0	528	211	77.26	40,794
FUS	Finished Upper Story	1,120	1,120	1,120	193.34	216,536
Ttl Gross Liv / Lease Area		2,160	3,980	2,730		527,807

