

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
FOLEY ELIKA DADSETAN-			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
61 BOLAS RD			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	373,800	373,800	
DUXBURY MA 02332		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	350,800	350,800		
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1788 Total Acres .92 Chapter Lan GIS ID F_863765_2840107		Cyclical 4 Exemption W District Res Exem Assoc Pid#			RESIDNTL	1010	34,400	0		
							Total	759,000	724,600	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FOLEY ELIKA DADSETAN-		52407 156	02-28-2020	Q	I	579,000	00	Year	Code	Assessed	Year	Code	Assessed
SCHIESS MICHAEL		35640 0310	02-25-2008	Q	I	438,000	00	2023	1010	283,800	2022	1010	269,700
									1010	504,700		1010	320,700
									1010	0		1010	0
							Total	788,500	Total	590,400	Total	551,700	

EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 373,800			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				
<b>ASSESSING NEIGHBORHOOD</b>							Appraised Ob (B) Value (Bldg) 34,400					
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Land Value (Bldg) 350,800				
0050							Special Land Value 0					
<b>NOTES</b>							Total Appraised Parcel Value 759,000					
							Valuation Method C					
							Total Appraised Parcel Value 759,000					

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-21-469	10-25-2021	MN	Maintenance	4,000		100	11-15-2021	Insulation and weatherization	04-14-2021	SJT	5		01	Measure - No Entry
QPO-21-27	02-22-2021	MN	Maintenance	5,000		100		Strip & Re-Roof 12 Sq	09-12-2018	SJD			20	Field Review
BPO-21-71	02-22-2021	SP	Solar Panels	19,140	04-14-2021	100		Install rooftop solar panels. 27 p	08-15-2018	JLF	5		01	Measure - No Entry
2016-428	12-09-2016	RM	Remodel	27,150	08-15-2018	100		REMODEL 1ST & 2ND FL BATH	04-12-2013	VGS			20	Field Review
60	05-20-2011	MN	Maintenance	4,440		100		SIDING	07-16-2009	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	40,092 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,800	
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value				350,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	972	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	11	Clapboard			B S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			470,690
Interior Floor 2			Net Other Adj		21,190
Heat Fuel	03	Gas	Replace Cost		491,878
Heat Type	04	Forced Air-Duc	Year Built		1973
AC Type	01	None	Effective Year Built		1997
Bedrooms	3		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	24	
Total Rooms	6		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	76	
Gas Fireplaces	0		Cns Sect Rcnld	373,800	
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	972		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
SLR	Solar Panels	L	27	1050.00	2021	G	85	C	1.00	34,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	972	972	972	200.72	195,100
BSM	Basement	0	972	194	40.06	38,940
FEP	Finished Enclosed Porch	0	277	166	120.29	33,320
FGR	Garage	0	352	141	80.40	28,302
FUS	Finished Upper Story	816	816	816	200.72	163,788
PTO	Patio	0	411	21	10.26	4,215
SHD	Attached Shed	0	99	35	70.96	7,025
Ttl Gross Liv / Lease Area		1,788	3,899	2,345		470,690

