

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CARR DOUGLAS			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
FANCY CHRISTINA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	483,400	483,400	
28 CHRISTINA CT				0 Light		RES LAND	1010	351,100	351,100	
SUPPLEMENTAL DATA										
DUXBURY MA 02332		Alt Prcl ID	Cyclical Exemption		4	RESIDNTL	1010	1,400	1,400	VISION
		Scnd Home Tax Class T	District Res Exem							
		Tot Fin Area 2122	Chapter Lan							
		Total Acres .949	GIS ID F_868005_2841219		Assoc Pid#					
							Total	835,900	835,900	

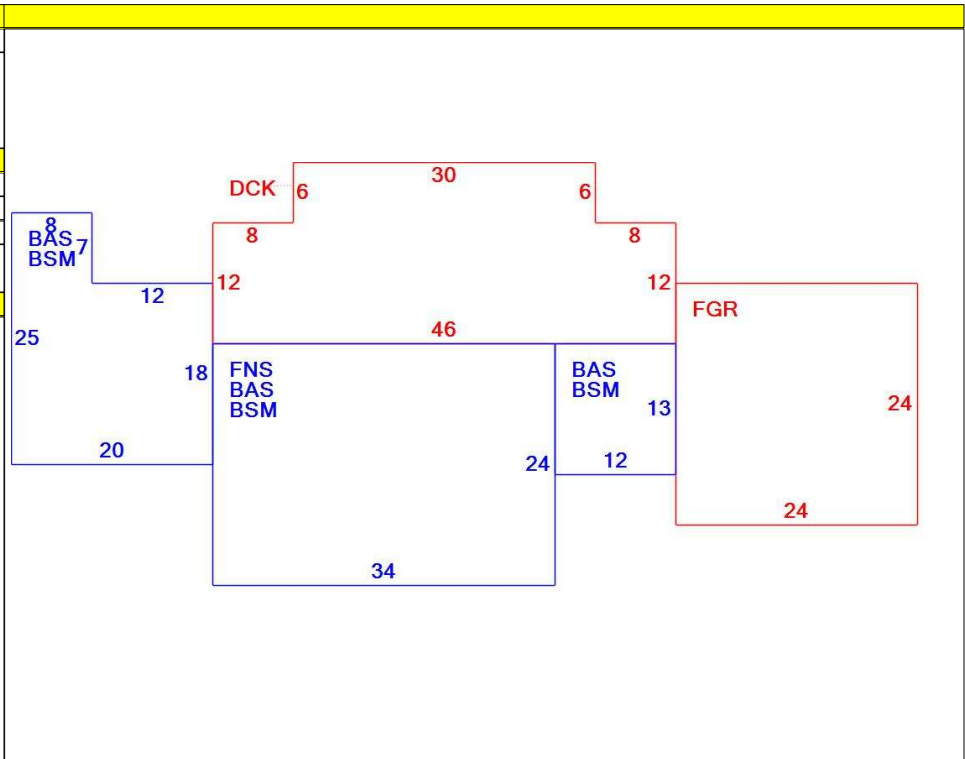
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
CARR DOUGLAS	51295	264	06-27-2019	Q	I	645,000	00	Year	Code	Assessed	Year	Code	Assessed	
BOSSI MARK P & DOREEN CO -TT	50568	0232	11-29-2018	U	I	1	1A	2023	1010	389,800	2022	1010	365,700	
BOSSI MARK P	34991	0199	08-23-2007	Q	I	580,000	00		1010	365,100	2021	1010	300,900	
LAROSE DONALD R	14051	0271	12-28-1995	Q	I	199,000	00		1010	900		1010	900	
							Total	755,800		Total	667,500		Total	601,100

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								APPRAISED VALUE SUMMARY				
											Appraised Bldg. Value (Card)				483,400
											Appraised Xf (B) Value (Bldg)				0
											Appraised Ob (B) Value (Bldg)				1,400
											Appraised Land Value (Bldg)				351,100
											Special Land Value				0
											Total Appraised Parcel Value				835,900
											Valuation Method				C
											Total Appraised Parcel Value				835,900

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
QPO-21-87	04-21-2021	MN	Maintenance	7,000		100	04-21-2021	Strip shingles off main roof, instal		05-06-2020	SJD	9		20	Field Review
172	11-08-2010	MN	Maintenance	8,900		100		RPL 10 WINDOWS		04-12-2013	VGS			20	Field Review
117	04-28-2008	RM	Remodel	22,000		100		1STFLRBATHRM,KITCHEN		09-11-2009	KP		1	00	Measure & Listed
20010185	05-18-2001	AD	Addition	32,000	06-15-2002	100		18X20 1STY/DORMERS							
14863	03-25-1998	NC	New Construct	10,800	05-22-1999	100		12X48 & 6X24 DECK							
14786	01-14-1998	RM	Remodel	2,000		100		REPLC BEARING WALL							
14251	10-08-1996	NC	New Construct	22,500	07-20-1997	100		24X24 GAR W CONECTOR							

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	0.031	AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.81	1,100
Total Card Land Units					0.95	AC	Parcel Total Land Area					0.95	Total Land Value			351,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1388	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	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		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		576,145
Interior Floor 2			Replace Cost		59,958
Heat Fuel	03	Gas	Year Built		636,102
Heat Type	04	Forced Air-Duc	Effective Year Built		1970
AC Type	03	Central	Depreciation Code		1997
Bedrooms	3		Remodel Rating		G
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		24
Extra Fixtures	2		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	2		Percent Good		76
Extra Openings	0		Cns Sect Rcnd		483,400
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	950		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1388		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	96	21.00	1985	A	70	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,388	1,388	1,388	213.15	295,852
BSM	Basement	0	1,388	278	42.69	59,256
DCK	Deck	0	732	73	21.26	15,560
FGR	Garage	0	576	230	85.11	49,025
FNS	Finished 90% Story	734	816	734	191.73	156,452
Ttl Gross Liv / Lease Area		2,122	4,900	2,703		576,145

