

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
DORFMAN GERALD J						Description	Code	Appraised	Assessed	905 DUXBURY, MA
DORFMAN LARAINÉ S						RESIDNTL	1010	213,200	213,200	
43 PETTIBUSH LN						RES LAND	1010	361,200	361,200	
SUPPLEMENTAL DATA						RESIDNTL	1010	56,900	56,900	VISION
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1290 Total Acres 1.738 Chapter Lan		Cyclical Exemption W District Res Exem						
		GIS ID F_867374_2840628		Assoc Pid#						
						Total		631,300	631,300	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
DORFMAN GERALD J		3959 298	01-10-1974	U	I	48,042	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
HERMOSA CONST CO INC		3801 102	07-27-1972	U	I	40,000	1V	2023	1010	212,500	2022	1010	176,400	2021	1010	156,000		
HAYNER ALEX W TT		3466 404	09-04-1968	U	I	0	1A		1010	375,600		1010	309,600		1010	258,000		
									1010	35,900		1010	35,900		1010	35,900		
						Total				624,000	Total				521,900	Total		449,900

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2024	17E	WIDOW ORPHAN	345.00															
			Total				345.00											
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY										
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				213,200				
0050										Appraised Xf (B) Value (Bldg)				0				
										Appraised Ob (B) Value (Bldg)				56,900				
										Appraised Land Value (Bldg)				361,200				
										Special Land Value				0				
										Total Appraised Parcel Value				631,300				
										Valuation Method				C				
										Total Appraised Parcel Value				631,300				

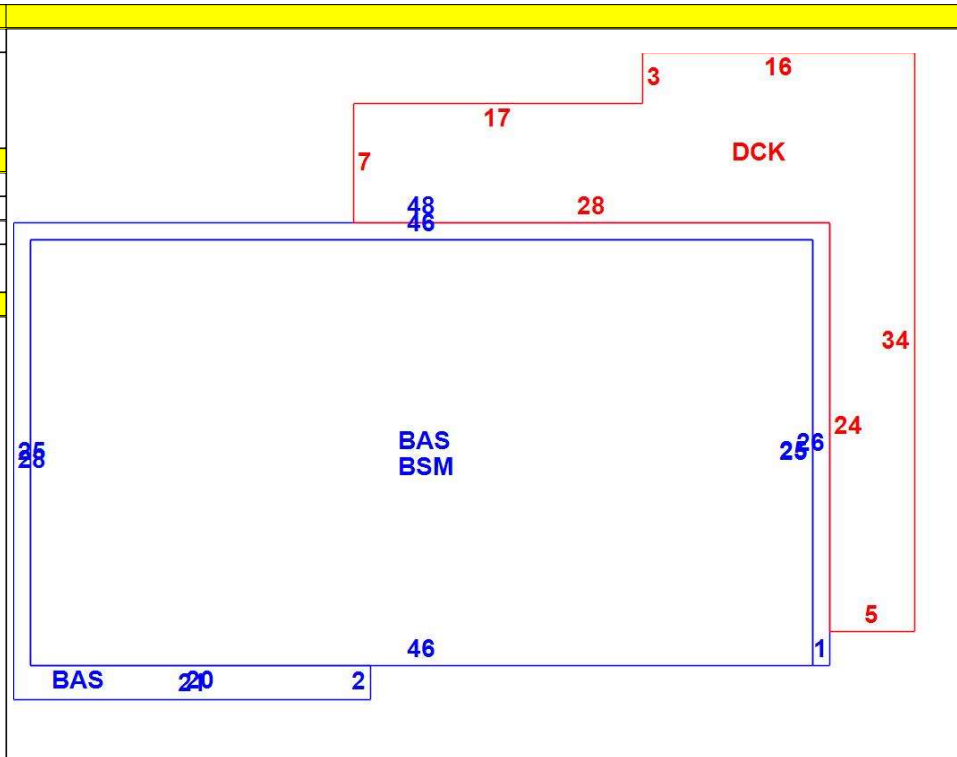
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
QPO-22-21	09-20-2022	MN	Maintenance	19,821		100		Replacement of 5 Windows.		09-19-2017	SJD			20	Field Review
2016-144	05-11-2016	MS	Miscellaneous	16,615		100		INSTALL A ROOFTOP SOLAR S		04-12-2013	VGS			20	Field Review
										08-07-2007	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	0050	1.000	PROXIMITY TO X-WAY - CRED		TN95	0.9500	8.75	332,500	
1	1010	Single Family	RC	Residual	0.820 AC	35,000.00	1.00000	5	1.00	0050	1.000				1.0000	0.80	28,700	
Total Card Land Units					1.74	AC	Parcel Total Land Area					1.74	Total Land Value					361,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	1150	
Model	01	Residential	Bsmt Type	03	
Grade	03	Average	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1				
Exterior Wall 1	05	Average			
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	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	2				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1050				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1150				

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

COST / MARKET VALUATION	
Net Other Adj	256,744
Replace Cost	43,550
Year Built	300,295
Effective Year Built	1974
Depreciation Code	1992
Remodel Rating	A
Year Remodeled	
Depreciation %	29
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	71
Cns Sect Rcnld	213,200
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
WDK	Deck	L	480	21.00	1985	A	70	C	1.00	7,100
FGR1	Garage - 1 Sto	L	572	52.00	1980	A	70	C	1.00	20,800
SPL1	Ing Pool - Ave	L	648	64.00	1980	A	70	C	1.00	29,000
SLR	Solar Panels	L	30	1050.00	2016	E	100	B	1.50	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,290	1,290	1,290	164.58	212,308
BSM	Basement	0	1,150	230	32.92	37,853
DCK	Deck	0	399	40	16.50	6,583
Ttl Gross Liv / Lease Area		1,290	2,839	1,560		256,744



43 PETTIBUSH LN