

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
GHUSHE NEIL D			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
BUHAY SARAH M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	734,000	734,000
24 GARDNER RD		SUPPLEMENTAL DATA			RES LAND	1010	469,800	469,800	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2672 Total Acres .919 Chapter Lan GIS ID F_865546_2838509			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	64,800	2,800
						Total		1,268,600	1,206,600

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
GHUSHE NEIL D		43221 0224	06-18-2013	Q	I	760,000	00	Year	Code	Assessed	Year	Code	Assessed	
NARDI CHARLES & SUZANNE		34853 0281	07-24-2007	Q	I	858,000	00	2023	1010	564,200	2022	1010	518,300	
TOBIN JOHN F		25514 0091	06-20-2003	Q	I	606,000	00		1010	504,200		1010	320,400	
									1010	1,900		1010	1,900	
						Total		1,070,300	Total		840,600	Total		783,500

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
		Total	0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			Batch

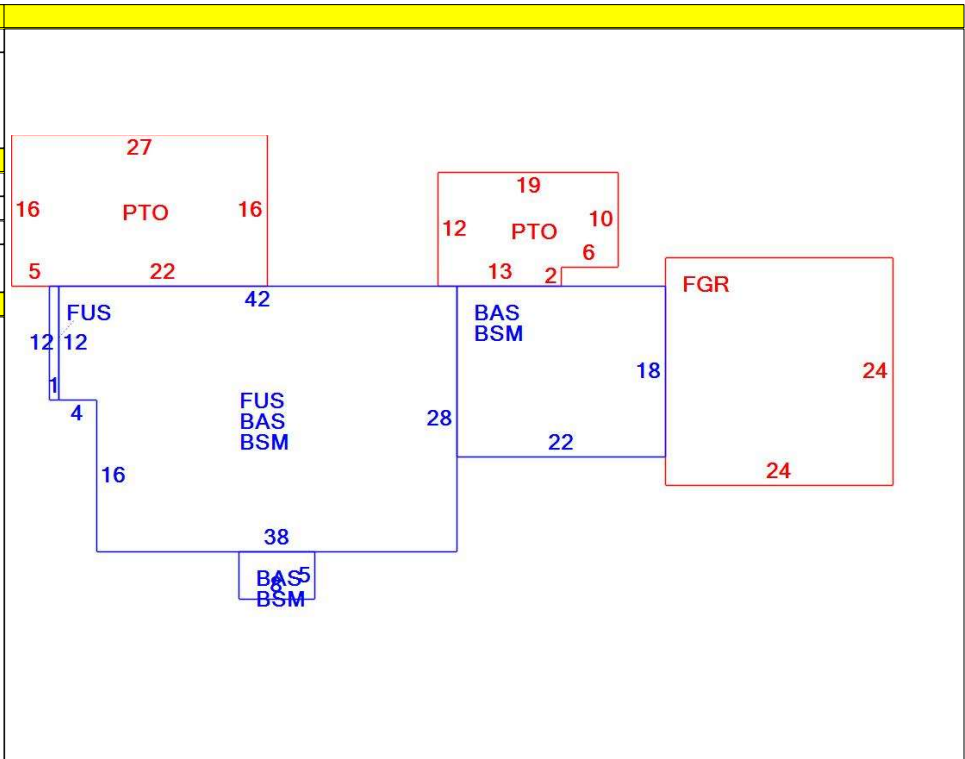
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	734,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	64,800
Appraised Land Value (Bldg)	469,800
Special Land Value	0
Total Appraised Parcel Value	1,268,600
Valuation Method	C
Total Appraised Parcel Value	1,268,600

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-20-285	10-29-2020	SP	Solar Panels	78,616	03-17-2021	100		Install Rooftop solar panels	03-17-2021	SJT	5		20	Field Review
2018-255	07-02-2018	MS	Miscellaneous	15,000		100		INSTALL A 7'X5" x 7'X5" HOT TU	08-19-2013	SJD	9	1	00	Measure & Listed
									04-12-2013	VGS			20	Field Review
									08-23-2007	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	40,037 SF	8.75	1.00000	5	1.00	0060	1.341		1.0000	11.73	469,800	
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value				469,800

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1548	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2	11	Clapboard			S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		822,881
Interior Floor 2			Replace Cost		72,275
Heat Fuel	02	Oil	Year Built		1987
Heat Type	05	Hot Water	Effective Year Built		2003
AC Type	03	Central	Depreciation Code		G
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		18
Extra Fixtures	1		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		82
Extra Openings	0		Cns Sect Rcnd		734,000
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	1000		Dep Ovr Comment		
FBM Quality	05	Living Area	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1548		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	192	21.00	1997	A	70	C	1.00	2,800
SLR	Solar Panels	L	59	1050.00	2020	A	70	C	1.00	62,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,548	1,548	1,548	253.66	392,670
BSM	Basement	0	1,548	310	50.80	78,635
FGR	Garage	0	576	230	101.29	58,342
FUS	Finished Upper Story	1,124	1,124	1,124	253.66	285,117
PTO	Patio	0	648	32	12.53	8,117
Ttl Gross Liv / Lease Area		2,672	5,444	3,244		822,881

