

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA					
PROTASEWICH RONALD & JOANNE PROTASEWICH FAMILY TRUST 40 PINE LAKE RD			0 Water 0 No Sewer	0 Two-Way 0 Paved 0 Medium	0 Average 0 Average	Description	Code	Appraised	Assessed						
DUXBURY MA 02332		<b>SUPPLEMENTAL DATA</b>				RESIDENTL	1010	525,400	525,400	<b>VISION</b>					
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2578 Total Acres .66 Chapter Lan GIS ID F_867102_2835652		Cyclical 6 Exemption W District Res Exem Assoc Pid#		RES LAND	1010	388,600	388,600						
						Total		914,000	914,000						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
PROTASEWICH RONALD & JOANNE M T		47030 0336	06-09-2016	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed		
PROTASEWICH RONALD		15475 0266	09-12-1997	Q	I	335,000	00	2023	1010	402,600	2022	1010	383,400		
GEORGIAS MICHAEL		13059 0295	08-01-1994	Q	I	300,000	00		1010	379,800	2021	1010	321,300		
						Total		782,400	Total	704,700	Total	630,700			
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											
0070															
NOTES															
											Appraised Bldg. Value (Card)	525,400			
											Appraised Xf (B) Value (Bldg)	0			
											Appraised Ob (B) Value (Bldg)	0			
											Appraised Land Value (Bldg)	388,600			
											Special Land Value	0			
											Total Appraised Parcel Value	914,000			
											Valuation Method	C			
											Total Appraised Parcel Value	914,000			
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	
10	06-30-2005	MN	Maintenance	8,000		100		RE-ROOF	11-03-2020	SJT	10		20	Field Review	
									04-12-2013	VGS			20	Field Review	
									09-29-2007	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	PD	Primary	28,750 SF	11.45	1.00000	5	1.00	0070	1.389		TN85	0.8500	13.52
Total Card Land Units					0.66 AC	Parcel Total Land Area					0.66	Total Land Value			388,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1508	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		
Exterior Wall 1	14	Wood Shingle	C		Own
Exterior Wall 2			B		S
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	617,465		
Interior Floor 2			47,560		
Heat Fuel	03	Gas	665,025		
Heat Type	05	Hot Water	1983		
AC Type	03	Central	2000		
Bedrooms	4		G		
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		21		
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		
Extra Kitchens	0		1.000		
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		79		
Sq Ft Fin Bsmt	596		Cns Sect Rcnld		
FBM Quality	04	Above Average	525,400		
Foundation	06	Poured Conc	Dep % Ovr		
Bsmt Garage	2		Dep Ovr Comment		
Bsmt Area	1508		Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

BAS BSM	DCK	15	15
FUS	24	38	14
FUS BAS BSM	28	28	BSM
2.83	5.9	2.83	3
		38	

**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

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,438	1,438	1,438	212.85	306,072
BSM	Basement	0	1,508	302	42.63	64,279
DCK	Deck	0	210	21	21.28	4,470
FUS	Finished Upper Story	1,140	1,140	1,140	212.85	242,644
Ttl Gross Liv / Lease Area		2,578	4,296	2,901		617,465

