

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
TREVISAN TANYA DEBEVETZ TT			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
TREVISAN JONATHAN MATHEWS TT			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	581,600	581,600
21 TINKERS LEDGE RD		SUPPLEMENTAL DATA			RES LAND	1010	539,100	539,100	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2916 Total Acres 2.358 Chapter Lan GIS ID F_867990_2835465			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	76,200	76,200
						Total		1,196,900	1,196,900

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
TREVISAN TANYA DEBEVETZ TT		56885 280	06-06-2022	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	
TREVISAN JONATHAN		36313 0199	08-28-2008	Q	I	775,000	00	2023	1010	446,500	2022	1010	410,000	
KUSEK JANE DAVIS E		13084 0136	08-15-1994	Q	I	425,000	00		1010	537,100		1010	455,000	
ROUNDTREE ROBERT J AND MARY JAN		12113 0041	08-12-1993	Q	I	375,000	00		1010	48,900		1010	48,900	
						Total		1,032,500	Total		913,900	Total		832,300

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	581,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	76,200
Appraised Land Value (Bldg)	539,100
Special Land Value	0
Total Appraised Parcel Value	1,196,900
Valuation Method	C
Total Appraised Parcel Value	1,196,900

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0070				

NOTES													

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
BP-19-197 11866	06-17-2019 04-19-1991	RM NC	New Construct	32,200 20,000	02-13-2020 01-01-1992	100 100	10-24-2019	Remodel Kitchen. Increase openi GUN POOL/PATIO/FENCE		02-13-2020 04-12-2013 07-15-2009	SJT VGS KP	5 		12 20 00	Property Est. - No Access Field Review 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	40,000	SF 8.75	1.00000	5	1.00	0070	1.389		1.0000	12.16	486,200	
1	1010	Single Family	PD	Residual	1.440	AC 35,000.00	0.75555	5	1.00	0070	1.389		1.0000	0.84	52,900	
Total Card Land Units					2.36	AC	Parcel Total Land Area					2.36	Total Land Value			539,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1588	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2	14	Wood Shingle			B
Roof Structure	03	Gable			S
Roof Cover	10	Wood Shingle	Adjust Type	Code	Description
Interior Wall 1	05	Drywall	Condo Flr		Factor%
Interior Wall 2			Condo Unit		
Interior Floor 1	12	Hardwood	COST / MARKET VALUATION		
Interior Floor 2			Net Other Adj		679,335
Heat Fuel	03	Gas	Replace Cost		56,840
Heat Type	05	Hot Water	Year Built		736,176
AC Type	01	None	Effective Year Built		1982
Bedrooms	4		Depreciation Code		2000
Full Baths	3		Remodel Rating		G
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		21
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	0		Percent Good		79
Gas Fireplaces	0		Cns Sect Rcnd		581,600
Sq Ft Fin Bsmt	612		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1588		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
SPL2	Ing Pool-Good	L	880	89.00	1991	A	70	C	1.00	54,800
FN2	Fence - Wood	L	600	35.00	1991	A	70	C	1.00	14,700
PTO	Patio	L	640	15.00	1991	A	70	C	1.00	6,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,692	1,692	1,692	200.16	338,667
BSM	Basement	0	1,588	318	40.08	63,650
DCK	Deck	0	452	45	19.93	9,007
FEP	Finished Enclosed Porch	0	192	115	119.89	23,018
FUS	Finished Upper Story	1,224	1,224	1,224	200.16	244,993
Ttl Gross Liv / Lease Area		2,916	5,148	3,394		679,335

