

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
POLLINI JOSEPH			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
POLLINI KERI			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	153,100	153,100
104 SUMMER ST		SUPPLEMENTAL DATA			RES LAND	1010	352,800	352,800	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1189 Total Acres .998 Chapter Lan GIS ID F_863683_2837289			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	7,500	7,500
						Total		513,400	513,400

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
POLLINI JOSEPH		56208 121	12-21-2021	Q	I	440,000	00	Year	Code	Assessed	Year	Code	Assessed
BYRNE DALE ROBERTSON		6458 0110	12-05-1985	Q	I	132,500	00	2023	1010	164,900	2022	1010	143,700
									1010	366,900		1010	302,400
									1010	5,000		1010	5,000
						Total		536,800	Total	451,100	Total	399,200	

EXEMPTIONS			OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount
2023	22	22 VETERAN	400.00				
		Total	400.00				

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	153,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	7,500
Appraised Land Value (Bldg)	352,800
Special Land Value	0
Total Appraised Parcel Value	513,400
Valuation Method	C
Total Appraised Parcel Value	513,400

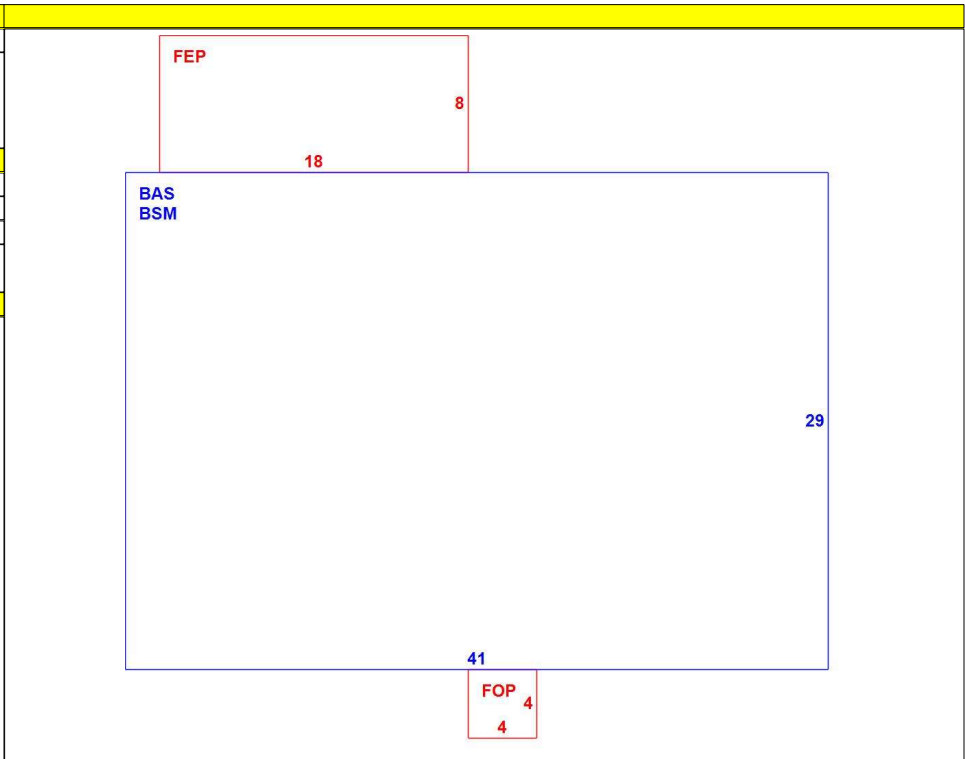
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

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
									04-04-2022	SJD	9		12	Property Est. - No Access
									04-12-2013	VGS			20	Field Review
									11-28-2007	BSB			01	Measure - No Entry

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	0.079 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.81	2,800
Total Card Land Units					1.00 AC	Parcel Total Land Area					1.00	Total Land Value			352,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1189	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			Owne
Exterior Wall 2					B
Roof Structure	03	Gable	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			215,570
Interior Floor 2			Net Other Adj		9,600
Heat Fuel	02	Oil	Replace Cost		225,169
Heat Type	04	Forced Air-Duc	Year Built		1935
AC Type	01	None	Effective Year Built		1989
Bedrooms	2		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		32
Total Rooms	5		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		68
Gas Fireplaces	0		Cns Sect Rcnld		153,100
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1189		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
SHD1	Shed	L	900	21.00	1980	F	55	D	0.50	5,200
SHD1	Shed	L	400	21.00	1980	F	55	D	0.50	2,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,189	1,189	1,189	142.29	169,183
BSM	Basement	0	1,189	238	28.48	33,865
FEP	Finished Enclosed Porch	0	144	86	84.98	12,237
FOP	Open Porch	0	16	2	17.79	285
Ttl Gross Liv / Lease Area		1,189	2,538	1,515		215,570

