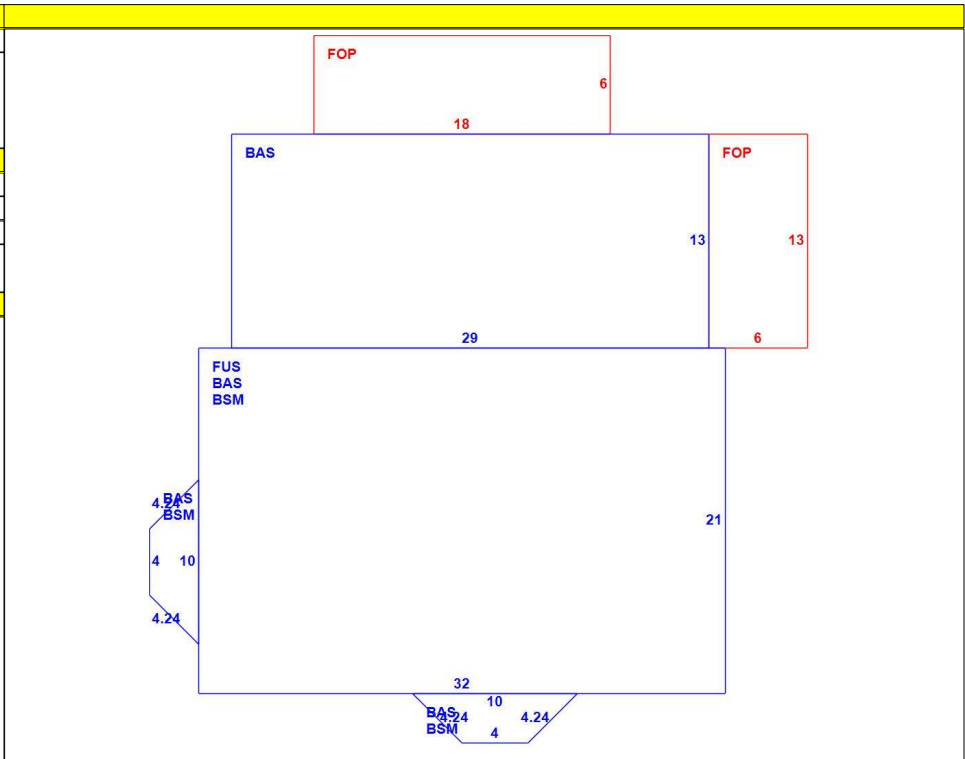


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION				
STARKOWSKY CHARLES JR LUNDIN HEATHER 306 WINTER ST DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed							
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	220,900	220,900							
		SUPPLEMENTAL DATA		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1763 Total Acres 1.152 Chapter Lan GIS ID F_860800_2833768		Cyclical 2 Exemption W District Res Exem Assoc Pid#		RES LAND	1010	358,200	358,200							
						RESIDNTL	1010	1,200	1,200									
								Total		580,300	580,300							
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
STARKOWSKY CHARLES JR		33421	0245	09-27-2006	Q	I	350,900	00					Year	Code	Assessed	Year	Code	Assessed
										2023	1010	168,700	2022	1010	138,200	2021	1010	138,200
											1010	372,400		1010	306,900		1010	255,800
											1010	800		1010	800		1010	1,900
		Total								Total		541,900	Total		445,900	Total		395,900
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description		Amount	Code	Description	Number	Amount	Comm Int									
				Total	0.00													
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY						
Nbhd		Nbhd Name		B		Tracing		Batch						Appraised Bldg. Value (Card)		220,900		
0050														Appraised Xf (B) Value (Bldg)		0		
												Appraised Ob (B) Value (Bldg)		1,200				
												Appraised Land Value (Bldg)		358,200				
												Special Land Value		0				
												Total Appraised Parcel Value		580,300				
												Valuation Method		C				
												Total Appraised Parcel Value		580,300				
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	
BP-19-144	05-09-2019	MS		11,200	02-20-2020	0		FREESTANDING DECK 14' X 16				01-15-2021	SJT	5		20	Field Review	
430	08-14-2003	MN	Maintenance	5,000		100		REROOF MAIN ROOF				02-19-2020	SJT	5		20	Field Review	
20010115	04-10-2001	MN	Maintenance	3,000	06-15-2002	100		NEW ROOF ON EX PORCH				07-30-2019	SJT	5		20	Field Review	
20010050	02-15-2001	MN	Maintenance	1,000	06-15-2002	100		REPL 3 PORCH POSTS				04-12-2013	VGS			20	Field Review	
												06-15-2002	KP		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			1.0000	8.75	350,000	
1	1010	Single Family	RC	Residual	0.235	AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.80	8,200	
Total Card Land Units					1.15	AC	Parcel Total Land Area					1.15	Total Land Value			358,200		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	714	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	06	Mansard	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			324,699
Interior Floor 2			Net Other Adj		5,000
Heat Fuel	02	Oil	Replace Cost		329,699
Heat Type	05	Hot Water	Year Built		1885
AC Type	01	None	Effective Year Built		1988
Bedrooms	4		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		33
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		67
Gas Fireplaces	0		Cns Sect Rcnld		220,900
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	04	Brick	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	714		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	80	21.00	1980	A	70	C	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,091	1,091	1,091	167.89	183,168
BSM	Basement	0	714	143	33.63	24,008
FOP	Open Porch	0	186	28	25.27	4,701
FUS	Finished Upper Story	672	672	672	167.89	112,822
Ttl Gross Liv / Lease Area		1,763	2,663	1,934		324,699

