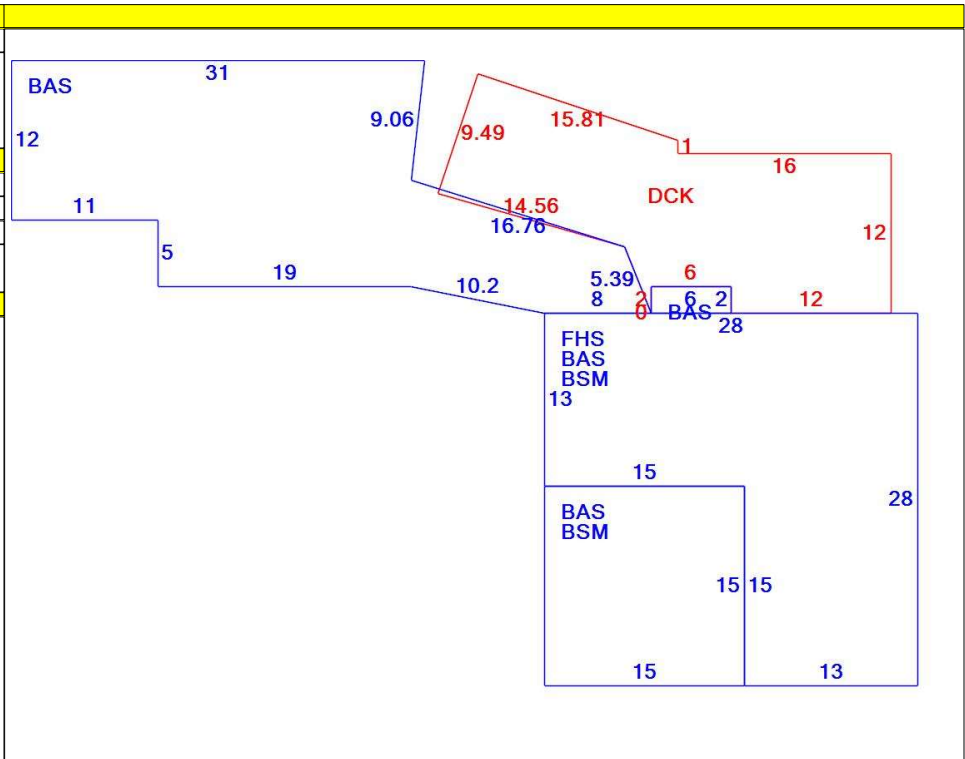


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>							
MARGAITIS VIDA  172 SOUTH ST  DUXBURY MA 02332				0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed			Total	729,400	729,400			
				0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	324,600	324,600								
		<b>SUPPLEMENTAL DATA</b>		Alt Prcl ID		Cyclical 2		RES LAND		1010	366,800	366,800	RESIDNTL						1010	38,000	38,000
		Scnd Home		Exemption																	
		Tax Class T		W		District															
		Tot Fin Area 1706		Res Exem																	
		Total Acres 1.398																			
		Chapter Lan																			
		GIS ID F_864254_2835121		Assoc Pid#																	
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
MARGAITIS VIDA		48831	0147	08-23-2017		Q	I			489,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
STEADMAN ELIZABETH E		13220	0260	10-25-1994		Q	I			195,000		00	2023	1010	252,900	2022	1010	211,100	2021	1010	214,700
EATON LOUIS F JR		11220	0249	08-28-1992		Q	I			195,000		00		1010	381,500		1010	314,400		1010	262,000
														20,100		1010	20,100		1010	20,100	
		Total											Total	654,500	Total	545,600	Total	496,800			
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)				324,600			
0050														Appraised Xf (B) Value (Bldg)				0			
														Appraised Ob (B) Value (Bldg)				38,000			
														Appraised Land Value (Bldg)				366,800			
														Special Land Value				0			
														Total Appraised Parcel Value				729,400			
														Valuation Method				C			
														Total Appraised Parcel Value				729,400			
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						
EPO-22-418	08-23-2022	EL	Electric	12,000		100	10-04-2022	14 KW GENERATOR		09-26-2017	JLF	9	1	00	Measure & Listed						
QP-19-255	10-10-2019	MN					12-10-2019	4 WINDOWS & 1 DOOR		04-12-2013	VGS		20	Field Review							
										03-22-2011	K-D		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			1.0000		8.75	350,000				
1	1010	Single Family	RC	Residual	0.480	AC	35,000.00	1.00000	5	1.00	0050			1.0000		0.80	16,800				
Total Card Land Units					1.40	AC	Parcel Total Land Area			1.40	Total Land Value				366,800						

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	784	
Model	01	Residential	Bsmt Type	00	N/A
Grade	07	Very Good	Unfin Area	0.00	N/A
Stories	1.5				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	2				
Full Baths	2				
Half Baths	0				
Extra Fixtures	2				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	448				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	784				

CONDO DATA				
Parcel Id		C	Owne	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Net Other Adj	489,383
Replace Cost	42,720
Year Built	532,103
Effective Year Built	1930
Depreciation Code	1992
Remodel Rating	G
Year Remodeled	
Depreciation %	29
Functional Obsol	10
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	61
Cns Sect Rcnd	324,600
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
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
FGR2	Garage - 1 St	L	624	63.00	1989	A	70	C	1.00	27,500
GNR	GENERATOR	L	1	12400.00	2022	G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,370	1,370	1,370	265.68	363,982
BSM	Basement	0	784	157	53.20	41,712
DCK	Deck	0	350	35	26.57	9,299
FHS	Finished Half Story	280	559	280	133.08	74,390
Ttl Gross Liv / Lease Area		1,650	3,063	1,842		489,383

