

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA					
Description		Code		Appraised		Assessed													
TSINZO GREGORY CHARLES		0	Water	0	Feeder	0	Average	RESIDNTL		1010	327,000	327,000		VISION					
TSINZO KELSEY MARIE		0	No Sewer	0	Paved	0	Average	RES LAND		1010	357,700	357,700							
116 SOUTH ST		SUPPLEMENTAL DATA						RESIDNTL		1010	1,700	1,700							
DUXBURY MA 02332		Alt Prcl ID		Cyclical		2													
		Scnd Home		Exemption															
		Tax Class T		W															
		Tot Fin Area 1666		District															
		Total Acres 1.138		Res Exem															
		Chapter Lan																	
		GIS ID F_864243_2834170		Assoc Pid#															
										Total		686,400		686,400					
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
TSINZO GREGORY CHARLES		48066	0172	01-31-2017		Q	I			479,900		00	Year	Code	Assessed	Year	Code	Assessed	
BESSE BRADFORD C & BESSE ABIGAIL		33925	0078	01-03-2007		Q	I			440,000		00	2023	1010	249,400	2022	1010	234,200	
GILLIS MICHAEL C		16996	0341	12-30-1998		Q	I			205,000		00		1010	372,000		1010	306,600	
ZEC BRIAN S		10871	0199	04-01-1992		Q	I			145,500		00		1010	1,100		1010	1,100	
													Total	622,500	Total	541,900	Total	468,900	
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)				327,000				
0050											Appraised Xf (B) Value (Bldg)				0				
												Appraised Ob (B) Value (Bldg)				1,700			
												Appraised Land Value (Bldg)				357,700			
												Special Land Value				0			
												Total Appraised Parcel Value				686,400			
												Valuation Method				C			
												Total Appraised Parcel Value				686,400			
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		
QPO-23-90	04-18-2023	MN	Maintenance	4,000		100	04-18-2023	WEATHERIZATION/AIR SEALIN				11-20-2017	SJD	9		01	Measure - No Entry		
2013-0089	05-08-2013	RM	Remodel	18,600	07-17-2013	100		REFURBISH EXISTING KITCHE				07-17-2013	BH			00	Measure & Listed		
128	09-17-2012	MN	Maintenance	12,900	07-17-2013	100		REPLACE 17 WINDOWS AND 1				04-12-2013	VGS			20	Field Review		
53	04-14-2011	MS	Miscellaneous	12,240		100		16X18' DECK				09-13-2011	KP	1	00	Measure & Listed			
175	11-09-2010	MN	Maintenance	5,000		100		RPL 2 DOORS											
12	05-22-2007	MS	Miscellaneous	3,300	11-01-2007	100		8X12 UTILITY BLDG											
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	0.219	AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.81	7,700		
Total Card Land Units					1.14	AC	Parcel Total Land Area					1.14	Total Land Value			357,700			

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description			Element	Cd	Description		
Style	03	Colonial			Bsmt Area	816			
Model	01	Residential			Bsmt Type	04			
Grade	05	Ave/Good			Unfin Area	0.00	Full		
Stories	2				CONDO DATA				
Occupancy	1				Parcel Id		C		Owne
Exterior Wall 1	14	Wood Shingle						B	S
Exterior Wall 2	11	Clapboard			Adjust Type	Code	Description	Factor%	
Roof Structure	03	Gable			Condo Flr				
Roof Cover	03	Asphalt			Condo Unit				
Interior Wall 1	05	Drywall			COST / MARKET VALUATION				
Interior Wall 2									
Interior Floor 1	12	Hardwood							
Interior Floor 2					Net Other Adj		390,426		
Heat Fuel	03	Gas			Replace Cost		23,530		
Heat Type	05	Hot Water			Year Built		413,955		
AC Type	01	None			Effective Year Built		1963		
Bedrooms	3				Depreciation Code		2000		
Full Baths	1				Remodel Rating		VG		
Half Baths	1				Year Remodeled				
Extra Fixtures	2				Depreciation %		21		
Total Rooms	6				Functional Obsol				
Bath Style	03	Modern			External Obsol				
Kitchen Style	03	Modern			Trend Factor		1.000		
Extra Kitchens	0				Condition				
Fireplaces	1				Condition %				
Extra Openings	0				Percent Good		79		
Gas Fireplaces	0				Cns Sect Rcnd		327,000		
Sq Ft Fin Bsmt	240				Dep % Ovr				
FBM Quality	04	Above Average			Dep Ovr Comment				
Foundation	06	Poured Conc			Misc Imp Ovr				
Bsmt Garage	0				Misc Imp Ovr Comment				
Bsmt Area	816				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	96	21.00	2006	G	85	C	1.00	1,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	816	816	816	210.13	171,468
BSM	Basement	0	816	163	41.97	34,252
FUS	Finished Upper Story	850	850	850	210.13	178,612
TDK	Trex Deck	0	288	29	21.16	6,094
Ttl Gross Liv / Lease Area		1,666	2,770	1,858		390,426

