

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA				
DE VINCENZO GIUSEPPE FERRI LARA 17 TROUT FARM LN				0 Water 0 No Sewer		0 Subdivision 0 Paved 0 Medium		0 Average 0 Average		Description	Code	Appraised	Assessed					
										RESIDENTL	1010	351,700	351,700	VISION				
										RES LAND	1010	303,500	303,500					
SUPPLEMENTAL DATA																		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1815 Total Acres .6147 Chapter Lan		Cyclical 2 Exemption W District Res Exem		Assoc Pid#				Total		655,200	655,200					
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
DE VINCENZO GIUSEPPE		43067	0044	05-15-2013		Q	I	355,000		00	Year	Code	Assessed	Year	Code	Assessed		
KEENE RALPH P		38128	0147	01-12-2010		U	I	1		1F	2023	1010	308,500	2022	1010	279,700		
KEENE RALPH P		20213	0305	07-20-2001		Q	I	300,000		00		1010	335,500		1010	277,400		
MCCULLOUGH JERRY H		16601	0175	09-15-1998		Q	I	265,000		00					2021	1010	250,200	
SULLIVAN GEORGE A III		13832	0067	09-15-1995		Q	I	205,000		00					1010	225,500		
										Total		644,000	Total		557,100	Total		475,700
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																		
Nbhd		Nbhd Name		B		Tracing		Batch										
0050																		
NOTES																		
										Appraised Bldg. Value (Card)				351,700				
										Appraised Xf (B) Value (Bldg)				0				
										Appraised Ob (B) Value (Bldg)				0				
										Appraised Land Value (Bldg)				303,500				
										Special Land Value				0				
										Total Appraised Parcel Value				655,200				
										Valuation Method				C				
										Total Appraised Parcel Value				655,200				
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			
2015-249	08-18-2015	RM	Remodel	4,500		100		CONSTRUCT A NEW BATHROO		10-02-2019	SJD	4		20	Field Review			
13612	04-19-1995	NC	New Construct	122,000	05-28-1996	100		SINGLE UNIT 24X30		04-07-2014	SJD	9		01	Measure - No Entry			
										04-12-2013	VGS			20	Field Review			
										10-17-2007	BSB		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	16,723	SF 17.66	1.00000	5	1.00	0050	1.000			1.0000		17.66	295,400	
1	1010	Single Family		Undevelop	0.231	AC 35,000.00	1.00000	5	1.00	0050	1.000			1.0000		0.81	8,100	
Total Card Land Units					0.61	AC	Parcel Total Land Area			0.61			Total Land Value		303,500			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	1060	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	04	Hip	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			364,052
Interior Floor 2			Net Other Adj		40,235
Heat Fuel	02	Oil	Replace Cost		404,288
Heat Type	05	Hot Water	Year Built		1995
AC Type	03	Central	Effective Year Built		2008
Bedrooms	2		Depreciation Code		G
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		13
Total Rooms	8		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		87
Gas Fireplaces	0		Cns Sect Rcnld		351,700
Sq Ft Fin Bsmt	498		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	1060		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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,070	1,070	1,070	157.87	168,923	
BSM	Basement	0	1,060	212	31.57	33,469	
CTH	Cathedral Ceiling	0	294	29	15.57	4,578	
FGR	Garage	0	484	194	63.28	30,627	
FOP	Open Porch	0	24	4	26.31	631	
FUS	Finished Upper Story	745	745	745	157.87	117,615	
WDK	Deck	0	522	52	15.73	8,209	
Ttl Gross Liv / Lease Area		1,815	4,199	2,306		364,052	

