

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA		
AJEMIAN MICHAEL P & LARA V TT AJEMIAN FAMILY LIVING TRUST 157 WINTER ST DUXBURY MA 02332				0 Water 0 No Sewer		0 Arterial 0 Paved 0 Heavy		0 Average 0 Average		Description	Code	Appraised	Assessed			
SUPPLEMENTAL DATA										RESIDENTL RES LAND		1010 1010	426,000 363,700	426,000 363,700		
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2192 Total Acres 1.464 Chapter Lan GIS ID F_861844_2834320				Cyclical 2 Exemption W District Res Exem Assoc Pid#						Total		789,700	789,700			
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)				
AJEMIAN MICHAEL P & LARA V TT AJEMIAN MICHAEL ROSS DOUGLAS			54376 43660 33777	61 0163 0028	02-10-2021 09-30-2013 12-04-2006	U Q U	I I I	10 480,000 495,500	1A 00 1	Year	Code	Assessed	Year	Code	Assessed	
										2023	1010 1010	326,000 378,100	2022	1010 1010	299,000 311,700	
										Total		704,100	Total		610,700	
										Total		530,600				
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)				426,000		
0050										Appraised Xf (B) Value (Bldg)				0		
										Appraised Ob (B) Value (Bldg)				0		
										Appraised Land Value (Bldg)				363,700		
										Special Land Value				0		
										Total Appraised Parcel Value				789,700		
										Valuation Method				C		
										Total Appraised Parcel Value				789,700		
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		
									03-11-2014	SJD	9		01	Measure - No Entry		
									04-12-2013	VGS			20	Field Review		
									04-24-2006	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	0.382 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.81	13,400	
1	1010	Single Family	WP	Undevelop	0.164 AC	2,000.00	1.00000	0	1.00	0050	1.000		1.0000	0.04	300	
Total Card Land Units					1.46	AC	Parcel Total Land Area					1.46	Total Land Value			363,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1334	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2	11	Clapboard			S
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		484,248
Interior Floor 2			Replace Cost		35,230
Heat Fuel	02	Oil	Year Built		519,479
Heat Type	05	Hot Water	Effective Year Built		1985
AC Type	01	None	Depreciation Code		2003
Bedrooms	3		Remodel Rating		G
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		18
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		82
Extra Openings	1		Cns Sect Rcnld		426,000
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	364		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	1334		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	1,256	1,256	1,256	193.62	243,189	
BSM	Basement	0	1,334	267	38.75	51,697	
FOP	Open Porch	0	64	10	30.25	1,936	
FUS	Finished Upper Story	936	936	936	193.62	181,230	
WDK	Deck	0	316	32	19.61	6,196	
Ttl Gross Liv / Lease Area		2,192	3,906	2,501		484,248	

