

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA						
CICCONE ROBERT			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed		185,100 185,100					
PHILLIPS JOANN			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	185,100	185,100							
6 OLD FARM RD		<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	350,600	350,600	<b>VISION</b>						
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1209 Total Acres .936 Chapter Lan GIS ID F_860301_2834526		Cyclical 2 Exemption W District Res Exem Assoc Pid#		Total 535,700 535,700										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CICCONE ROBERT		8937 0301	01-12-1989	Q	I	166,000	00	Year	Code	Assessed	Year	Code	Assessed			
								2023	1010	149,300	2022	1010	136,200			
									1010	364,700		1010	300,600			
								Total		514,000	Total		436,800			
								Total			Total		366,300			
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int							
										<b>APPRAISED VALUE SUMMARY</b>						
		Total	0.00					Appraised Bldg. Value (Card)				185,100				
								Appraised Xf (B) Value (Bldg)				0				
								Appraised Ob (B) Value (Bldg)				0				
								Appraised Land Value (Bldg)				350,600				
								Special Land Value				0				
								Total Appraised Parcel Value				535,700				
								Valuation Method				C				
								Total Appraised Parcel Value				535,700				
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		
									11-28-2022	SJT	10		01	Measure - No Entry		
									04-12-2013	VGS			20	Field Review		
									09-04-2007	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	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	0.018 AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.77	600
Total Card Land Units					0.94 AC	Parcel Total Land Area					0.94	Total Land Value				350,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	Split-Level	Bsmt Area	567	
Model	01	Residential	Bsmt Type	03	
Grade	03	Average	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	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			271,362
Interior Floor 2			Net Other Adj		17,850
Heat Fuel	03	Gas	Replace Cost		289,212
Heat Type	04	Forced Air-Duc	Year Built		1970
AC Type	01	None	Effective Year Built		1985
Bedrooms	3		Depreciation Code		F
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		36
Total Rooms	6		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		64
Gas Fireplaces	0		Cns Sect Rcnld		185,100
Sq Ft Fin Bsmt	294		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	567		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	1,209	1,209	1,209	184.60	223,181	
BSM	Basement	0	567	113	36.79	20,860	
FGR	Garage	0	300	120	73.84	22,152	
PTO	Patio	0	560	28	9.23	5,169	
Ttl Gross Liv / Lease Area		1,209	2,636	1,470		271,362	

