

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
SPOLIDORO SLOAN E 26 HARVEST DR DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code		Appraised	Assessed			
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		244,000	244,000			
		0	Light	0	Light	0	Average	RES LAND	1010		354,300	354,300			
SUPPLEMENTAL DATA						RESIDNTL	1010	900	900						
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1248 Total Acres 1.038 Chapter Lan GIS ID F_863583_2833693				Cyclical 2 Exemption W District Res Exem Assoc Pid#		Total		599,200	599,200						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
SPOLIDORO SLOAN E		10052 0138	11-30-1990	Q	I	154,000	00	Year	Code	Assessed	Year	Code	Assessed		
								2023	1010	235,700	2022	1010	190,500		
									1010	368,400		1010	303,600		
									1010	600		1010	600		
								Total		604,700	Total		494,700		
								Total		418,700	Total		418,700		
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															
BUILDING PERMIT RECORD															
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
2014-168	06-24-2014	MN	Maintenance	41,000	05-11-2015	100		INSTALLATION OF ROOF MOU	05-11-2015	JLF	5		30	Quality Control	
									04-12-2013	VGS			20	Field Review	
									03-28-2013	AO	6	6	30	Quality Control	
									01-02-2008	BSB			01	Measure - No Entry	
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	0.123 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	4,300
Total Card Land Units					1.04 AC	Parcel Total Land Area					1.04	Total Land Value			354,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	1248	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1		CONDO DATA		
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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			330,051
Interior Floor 2			Net Other Adj		13,650
Heat Fuel	04	Electric	Replace Cost		343,700
Heat Type	07	Radiant-Elec.	Year Built		1970
AC Type	01	None	Effective Year Built		1992
Bedrooms	3		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
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		71
Gas Fireplaces	0		Cns Sect Rcnld		244,000
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1248		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	64	21.00	2000	A	70	C	1.00	900
SLR	Solar Panels	L	36	1050.00	2014	G	85	C	1.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,248	1,248	1,248	211.98	264,549
BSM	Basement	0	1,248	250	42.46	52,995
CAN	Canopy	0	192	19	20.98	4,028
DCK	Deck	0	400	40	21.20	8,479
Ttl Gross Liv / Lease Area		1,248	3,088	1,557		330,051

DCK	10
BAS BSM	40
CAN	4

