

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
GOUZOULES JOHN C GOUZOULES JOANN 25 FORGE WAY DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed									
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	381,400	381,400									
		SUPPLEMENTAL DATA		0	Light			RES LAND	1010	496,400	496,400									
		Alt Prcl ID		Cyclical		6		RESIDNTL	1010	20,800	20,800									
		Scnd Home		Exemption				Total		898,600	898,600									
		Tax Class T		W		District														
		Tot Fin Area 1952		Res Exem																
		Total Acres 1.128		Assoc Pid#																
		Chapter Lan																		
		GIS ID F_867069_2834416																		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
GOUZOULES JOHN C				5079	0040	11-12-1981		Q	I	130,000		00	Year	Code	Assessed	Year	Code	Assessed		
												2023	1010	289,400	2022	1010	264,500	2021	1010	241,300
													1010	485,000		1010	409,200		1010	370,100
													1010	15,800		1010	15,800		1010	15,800
				Total								Total	790,200	Total	689,500	Total	627,200			
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)		381,400			
0070															Appraised Xf (B) Value (Bldg)		0			
												Appraised Ob (B) Value (Bldg)		20,800						
												Appraised Land Value (Bldg)		496,400						
												Special Land Value		0						
												Total Appraised Parcel Value		898,600						
												Valuation Method		C						
												Total Appraised Parcel Value		898,600						
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			
												11-03-2020	SJT	10		20	Field Review			
												04-12-2013	VGS			20	Field Review			
												04-15-2009	K-D		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	0070	1.389					1.0000	12.16	486,200		
1	1010	Single Family	RC	Residual	0.210 AC	35,000.00	1.00000	5	1.00	0070	1.389					1.0000	1.12	10,200		
Total Card Land Units					1.13	AC	Parcel Total Land Area					1.13	Total Land Value					496,400		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1068	
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	11	Clapboard			B
Exterior Wall 2					S
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			462,612
Interior Floor 2			Net Other Adj		20,150
Heat Fuel	02	Oil	Replace Cost		482,763
Heat Type	05	Hot Water	Year Built		1981
AC Type	01	None	Effective Year Built		2000
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		21
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		79
Gas Fireplaces	0		Cns Sect Rcnld		381,400
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	1068		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

FEP	BAS BSM	14	14
16	18		
FUS BAS BSM		24	
		34	
FUS		34	2

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
FGR1	Garage - 1 Sto	L	484	52.00	1981	A	70	C	1.00	17,600
SHD1	Shed	L	80	21.00	1981	A	70	C	1.00	1,200
PTO	Patio	L	195	15.00	1990	A	70	C	1.00	2,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,068	1,068	1,068	201.14	214,813
BSM	Basement	0	1,068	214	40.30	43,043
FEP	Finished Enclosed Porch	0	224	134	120.32	26,952
FUS	Finished Upper Story	884	884	884	201.14	177,804
Ttl Gross Liv / Lease Area		1,952	3,244	2,300		462,612

