

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
BOORAS VASILIOS			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
BOORAS JESSIE			0 No Sewer	0 Paved	0 Average	RESIDNTL	0101	271,500	271,500
142 OLD CORDWOOD PATH		SUPPLEMENTAL DATA			RESIDNTL	0101	369,200	369,200	
DUXBURY MA 02332		Alt Prcl ID	Cyclical	5	61 LAND	0610	116,100	116,100	
		Scnd Home	Exemption				51,700	400	
		Tax Class T	W						
		Tot Fin Area 2040	District						
		Total Acres 4.708	Res Exem						
		Chapter Lan							
		GIS ID F_872724_2851646	Assoc Pid#						
							Total	808,500	757,200

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BOORAS VASILIOS		50632 0172	12-14-2018	U	V	465,000	1V	Year	Code	Assessed	Year	Code	Assessed
DELANO ROBERT B & NANCY B		35560 0282	02-01-2008	U	I	1	1F	2023	0101	262,500	2022	0101	213,800
DELANO ROBERT B & NANCY B		18273 0012	02-11-2000	U	V	1	1F		0101	379,600		0101	309,900
DELANO ROBERT B & DELANO NANCY		13840 0200	09-20-1995	U	I	1	1		0101	63,900		0101	63,900
									0610	400		0610	400
							Total	706,400	Total	588,000	Total	511,300	

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	271,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	116,100
Appraised Land Value (Bldg)	420,900
Special Land Value	400
Total Appraised Parcel Value	808,500
Valuation Method	C
Total Appraised Parcel Value	808,500

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

NOTES													

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
BPO-23-129	04-27-2023	NC	New Construct	65,000		0		20X25 2 DR GARAGE W/ UNFIN		04-28-2017	SJD	7	1	06	Inspection Only
13871	10-25-1995	NC	New Construct	55,000		100		28X32 2STRY FIN.GAR		04-12-2013	VGS			20	Field Review
										10-02-2012	KP	6		30	Quality Control
										11-07-2007	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	0610	C61 Ten Yr	PD	Residual	3.380 AC	35,000.00	0.43682	5	1.00	0050	1.000	1/1/2023 TO 12/31/2032		1.0000	0.35	51,700
Total Card Land Units					3.38 AC	Parcel Total Land Area					4.71	Total Land Value				51,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description					
Style	99	Vacant Land	Bsmt Area							
Model	00	Vacant	Bsmt Type							
Grade			Unfin Area							
Stories			CONDO DATA							
Occupancy			Parcel Id	C	Owne					
Exterior Wall 1				B	S					
Exterior Wall 2			Adjust Type	Code	Description					
Roof Structure			Condo Flr		Factor%					
Roof Cover			Condo Unit							
Interior Wall 1			COST / MARKET VALUATION							
Interior Wall 2					0					
Interior Floor 1			Net Other Adj		24,500					
Interior Floor 2			Replace Cost		0					
Heat Fuel			Year Built		0					
Heat Type			Effective Year Built		0					
AC Type			Depreciation Code							
Bedrooms			Remodel Rating							
Full Baths			Year Remodeled							
Half Baths			Depreciation %		0					
Extra Fixtures			Functional Obsol							
Total Rooms			External Obsol							
Bath Style			Trend Factor		1.000					
Kitchen Style			Condition							
Extra Kitchens			Condition %							
Fireplaces			Percent Good		79					
Extra Openings			Cns Sect Rcnld		0					
Gas Fireplaces			Dep % Ovr							
Sq Ft Fin Bsmt			Dep Ovr Comment							
FBM Quality			Misc Imp Ovr							
Foundation			Misc Imp Ovr Comment							
Bsmt Garage			Cost to Cure Ovr							
Bsmt Area			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				
Ttl Gross Liv / Lease Area		0	0	0		0				

No Sketch

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION							
BOORAS VASILIOS			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed								
BOORAS JESSIE			0 No Sewer	0 Paved	0 Average	RESIDNTL	0101	271,500	271,500								
142 OLD CORDWOOD PATH		SUPPLEMENTAL DATA				RES LAND	0101	369,200	369,200								
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2040 Total Acres 4.708 Chapter Lan GIS ID F_872724_2851646		Cyclical 5 Exemption W District Res Exem Assoc Pid#		RESIDNTL 61 LAND	0101 0610	116,100 51,700	116,100 400								
						Total		808,500	757,200								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
BOORAS VASILIOS		50632 0172	12-14-2018	U	V	465,000	1V	Year	Code	Assessed	Year	Code	Assessed				
DELANO ROBERT B & NANCY B		35560 0282	02-01-2008	U	I	1	1F	2023	0101	262,500	2022	0101	213,800				
DELANO ROBERT B & NANCY B		18273 0012	02-11-2000	U	V	1	1F		0101	379,600		0101	309,900				
DELANO ROBERT B & DELANO NANCY		13840 0200	09-20-1995	U	I	1	1		0101	63,900		0101	63,900				
									0610	400		0610	400				
						Total		706,400	Total		588,000	Total		511,300			
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int									
									APPRAISED VALUE SUMMARY								
Total			0.00						Appraised Bldg. Value (Card) 271,500								
									Appraised Xf (B) Value (Bldg) 0								
Nbhd		Nbhd Name	B	Tracing					Appraised Ob (B) Value (Bldg) 116,100								
0050									Appraised Land Value (Bldg) 420,900								
NOTES													Special Land Value 0				
													Total Appraised Parcel Value 808,500				
													Valuation Method C				
													Total Appraised Parcel Value 808,500				
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		
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	
2	0101	Single Fam		Primary	40,000 SF	8.75	1.00000	5	1.00	0050	1.000			1.0000	8.75	350,000	
2	0101	Single Fam		Residual	0.410 AC	35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.08	19,200	
Total Card Land Units					1.33 AC	Parcel Total Land Area					4.71	Total Land Value					369,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	2040	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	12	Cedar Or Redwd	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			345,887
Interior Floor 2			Net Other Adj		26,100
Heat Fuel	02	Oil	Replace Cost		371,986
Heat Type	05	Hot Water	Year Built		1975
AC Type	01	None	Effective Year Built		1994
Bedrooms	4		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %		27
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	0		Percent Good		73
Gas Fireplaces	0		Cns Sect Rcnd		271,500
Sq Ft Fin Bsmt	276		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	2040		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

PTO

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22

BAS
BSM

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68

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	126	21.00	1980	A	70	C	1.00	1,900
FGR5	Garage - 2 Sto	L	1,792	91.00	1996	A	70	C	1.00	114,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,040	2,040	2,040	140.49	286,600
BSM	Basement	0	2,040	408	28.10	57,320
PTO	Patio	0	286	14	6.88	1,967
Ttl Gross Liv / Lease Area		2,040	4,366	2,462		345,887

