

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
POREDA ERIC J			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
POREDA MARIANNE E			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	580,800	580,800
290 ENTERPRISE ST		SUPPLEMENTAL DATA			RES LAND	1010	334,200	334,200	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2432 Total Acres .727 Chapter Lan GIS ID F_873628_2851346			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	2,800	2,800
						Total		917,800	917,800

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
POREDA ERIC J		17738 0230	08-04-1999	Q	I	180,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	449,600	2022	1010	410,500
									1010	347,800		1010	288,000
									1010	1,900		1010	1,900
						Total		799,300	Total	700,400	Total	601,400	

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)	580,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,800
Appraised Land Value (Bldg)	334,200
Special Land Value	0
Total Appraised Parcel Value	917,800
Valuation Method	C
Total Appraised Parcel Value	917,800

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
640	11-26-2003	NC	New Construct	146,000	02-28-2005	100		SNGL FAM DWELL	12-06-2019	SJT	10		01	Measure - No Entry
633	11-24-2003	DM	Demolish	3,000	05-18-2004	100		DEMO EXIST DWELL	04-12-2013	VGS			20	Field Review
									02-28-2005	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	31,662 SF	10.55	1.00000	5	1.00	0050	1.000		1.0000	10.56	334,200
Total Card Land Units					0.73 AC	Parcel Total Land Area					0.73	Total Land Value			334,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1444	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	11	Ceramic			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	8				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	1				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1444				

CONDO DATA				
Parcel Id		C	Own	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Net Other Adj	22,185	
Replace Cost	667,610	
Year Built	2004	
Effective Year Built	2008	
Depreciation Code	A	
Remodel Rating		
Year Remodeled		
Depreciation %	13	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	87	
Cns Sect Rcnd	580,800	
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
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	192	21.00	1900	A	70	C	1.00	2,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,543	1,543	1,543	211.34	326,094
BSM	Basement	0	1,422	284	42.21	60,020
CTH	Cathedral Ceiling	0	165	17	21.77	3,593
FGR	Garage	0	448	179	84.44	37,829
FOP	Open Porch	0	187	28	31.64	5,917
FUS	Finished Upper Story	973	973	973	211.34	205,631
PTO	Patio	0	594	30	10.67	6,340
Ttl Gross Liv / Lease Area		2,516	5,332	3,054		645,424

