

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA						
CUNEO JOANNE M			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed							
10 CHURCH ST UNIT 4			0 No Sewer	0 Paved	0 Average	RESIDNTL	1020	263,000	263,000	VISION						
DUXBURY MA 02332				0 Medium		RESIDNTL	1020	10,200	10,200							
SUPPLEMENTAL DATA																
Alt Prcl ID 082/120.0-0731-0361.				Cyclical Exemption 5												
Scnd Hom				W												
Tax Class T				District												
Tot Fin Are 1210				Res Exem												
Total Acres 0				Assoc Pid#												
Chapter La																
GIS ID F_875597_2847798						Total		273,200	273,200							
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
CUNEO JOANNE M			39797 0285	03-30-2011	Q	I	165,000	00	Year	Code	Assessed	Year	Code	Assessed		
MCLELLAN JOHN F, RUUSKA MARGARET H			37837 0116	10-22-2009	U	I	100	1A	2023	1020	246,200	2022	1020	228,600		
ELIZABETH VERONICA MCLELLAN TRUST			18752 0115	08-01-2000	Q	I	150,000	00		1020	7,800	2021	1020	7,800		
WEST FLORENCE A			13671 0114	06-30-1995	Q	I	82,000	00								
SOUTH SHORE HOLDINGS LTD			12668 0232	02-16-1994	U	I	1	1L								
Total									254,000	Total	236,400	Total	230,800			
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												
0001																
NOTES																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result		
									09-09-2019	SJT	10		00	Measure & Listed		
									07-08-2013	SJD	3		30	Quality Control		
									11-28-2011	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	1020	Condo			0.000 AC	0.00	1.00000	0	1.00	0000	1.000		0.0000	0	0	
Total Card Land Units					0.00 AC	Parcel Total Land Area					0.00	Total Land Value				0

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	55	Condominium	AMENITY 1		
Model	05	Res Condo	Amenity 2		
Grade	05	Ave/Good	Amenity 3		
Stories	2				
Occupancy			CONDO DATA		
Interior Wall 1	05	Drywall	Parcel Id	8015	C 8015
Interior Wall 2			Ownr	11	
Interior Floor 1	14	Carpet	Enterprise St B 1 S 1		
Interior Floor 2			Adjust Type	Code	Description
Heat Fuel	06	Combination	Condo Flr	B2TI	2 Bedroom TI
Heat Type	04	Forced Air-Duc	Condo Unit	1A	1A
AC Type	03	Central	COST / MARKET VALUATION		
CNS Bedrooms	2				317,549
Full Baths	1		Net Other Adj		3,125
Half Baths	1		Replace Cost		320,674
Extra Fixtures	0		Year Built		1987
Total Rooms	5		Effective Year Built		2003
Bath Style	02	Average	Depreciation Code		G
Kitchen Style	02	Average	Remodel Rating		
Kitchen Type	4	Full Eat-In	Year Remodeled		
Kitchen Func	2		Depreciation %		18
Parking Class	3	Deeded	Functional Obsol		
SF Basement	0		External Obsol		
Bsmt Garage	0		Trend Factor		1.000
Fireplaces	0		Condition		
Part Bedroom	0		Condition %		
FBM Quality			Percent Good		82
SF Fin Bsmt	0		Cns Sect Rcnld		263,000
Extra Openings	0		Dep % Ovr		
Gas Fireplace	0		Dep Ovr Comment		
Parking			Misc Imp Ovr		
AMENITY 1			Misc Imp Ovr Comment		
Amenity 2			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

<p>FUS (471 sf)</p>
<p>BAS (739 sf)</p>

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	280	52.00	1987	A	70	C	1.00	10,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	739	739	739	262.44	193,941
FUS	Finished Upper Story	471	471	471	262.44	123,608
Ttl Gross Liv / Lease Area		1,210	1,210	1,210		317,549

