

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>						
MOCCALDI FRANCIS & CAMILLE TT PARTING ROCK REALTY NOM TRUS 79 PARTING ROCK RD  DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code			Appraised	Assessed			
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010			274,100	274,100			
		SUPPLEMENTAL DATA		0	Light	0	Average	RES LAND	1010			469,900	469,900			
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1888 Total Acres .923 Chapter Lan GIS ID F_870698_2853568		Cyclical Exemption W District Res Exem		3		RESIDNTL	1010	1,400	1,400							
						Total		745,400	745,400							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MOCCALDI FRANCIS & CAMILLE TT		21565 0208	02-19-2002	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed			
MOCCALDI FRANCIS G		16405 0165	07-15-1998	Q	I	270,000	00	2023	1010	219,300	2022	1010	205,200			
DWINELL DAVID M		11071 0087	06-25-1992	Q	I	190,000	00		1010	504,700		1010	320,700			
									1010	900		1010	900			
		Total						Total		724,900	Total		526,800			
								Total		504,400			504,400			
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int							
			0.00													
ASSESSING NEIGHBORHOOD																
Nbhd		Nbhd Name		B		Tracing		Batch								
0060																
NOTES																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result		
242	09-18-2012	RM	Remodel	5,000		100		RM KITCHEN, REMOVE SECTI	08-04-2014	JLF	5		30	Quality Control		
									04-12-2013	VGS			20	Field Review		
									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	1010	Single Family	RC	Primary	40,000	SF 8.75	1.00000	5	1.00	0060	1.341		1.0000	11.74	469,400	
1	0101	Single Fam	RC	Residual	0.005	AC 35,000.00	2.00000	5	1.00	0060	1.341		1.0000	2.30	500	
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			469,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	816	
Model	01	Residential	Bsmt Type	00	
Grade	03	Average	Unfin Area	0.00	N/A
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			336,905
Interior Floor 2			Net Other Adj		23,750
Heat Fuel	03	Gas	Replace Cost		360,655
Heat Type	05	Hot Water	Year Built		1970
AC Type	01	None	Effective Year Built		1997
Bedrooms	3		Depreciation Code		G
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		24
Total Rooms	7		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		76
Gas Fireplaces	0		Cns Sect Rcnld		274,100
Sq Ft Fin Bsmt	498		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	816		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	96	21.00	1985	A	70	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,072	1,072	1,072	154.19	165,292
BSM	Basement	0	816	163	30.80	25,133
FEP	Finished Enclosed Porch	0	224	134	92.24	20,661
FUS	Finished Upper Story	816	816	816	154.19	125,819
Ttl Gross Liv / Lease Area		1,888	2,928	2,185		336,905

