

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>						
LANDERS CHRISTOPHER T			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed							
LANDERS HAILEY E			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	561,100	561,100							
1280 TREMONT ST		<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	537,600	537,600							
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3744 Total Acres 2.208 Chapter Lan GIS ID F_875208_2844780				Cyclical 5 Exemption W District Res Exem	RESIDNTL	1010	21,000	21,000						
						Total		1,119,700	1,119,700							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LANDERS CHRISTOPHER T		51442 188	07-31-2019	Q	I	760,000	00	Year	Code	Assessed	Year	Code	Assessed			
CIRINCIONE NOAH A & ABIGAIL R TT		48348 0035	04-26-2017	U	I	1	1A	2023	1010	426,500	2022	1010	390,200			
CIRINCIONE ABIGAIL R & NOAH		43180 0197	06-10-2013	Q	I	600,000	00		1010	532,100		1010	450,200			
WASTROM PAUL K		43180 0194	06-10-2013	U	I	100	1A		1010	16,100		1010	16,100			
WASTROM PAUL K & TRACY K		31726 0281	11-15-2005	Q	I	820,000	00	Total		974,700	Total		856,500			
								Total		753,100						
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
									<b>APPRAISED VALUE SUMMARY</b>							
Total			0.00					Appraised Bldg. Value (Card)				561,100				
		<b>ASSESSING NEIGHBORHOOD</b>					Appraised Xf (B) Value (Bldg)				0					
Nbhd	Nbhd Name	B		Tracing		Batch		Appraised Ob (B) Value (Bldg)				21,000				
0070								Appraised Land Value (Bldg)				537,600				
NOTES																
FUNCTIONAL DUE TO FLOOR PLAN ADDITIONS																
								Special Land Value				0				
								Total Appraised Parcel Value				1,119,700				
								Valuation Method				C				
								Total Appraised Parcel Value				1,119,700				
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	
QPO-21-41	03-15-2021	MN	Maintenance	3,800		100		Insulation & Weatherization		08-26-2020	SJT	5		20	Field Review	
BP-20-15	01-23-2020	BP		100,000		100	05-06-2020	Remodel existing kitchen & Fam		05-07-2020	SJD	9		12	Property Est. - No Access	
20010169	05-10-2001	RM	Remodel	6,000	06-24-2002	100		REPL/RM DECKS Z143		08-08-2013	SJD	9	1	00	Measure & Listed	
										04-12-2013	VGS			20	Field Review	
										03-13-2013	SJD	0	1	00	Measure & Listed	
										06-24-2002	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	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	1.290 AC	35,000.00	0.82015	5	1.00	0070	1.389			1.0000	0.91	51,400
Total Card Land Units					2.21 AC	Parcel Total Land Area					2.21	Total Land Value			537,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	856	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	2.5				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	11	Clapboard			B
Roof Structure	03	Gable	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			786,087
Interior Floor 2			Net Other Adj		39,005
Heat Fuel	02	Oil	Replace Cost		825,092
Heat Type	05	Hot Water	Year Built		1978
AC Type	03	Central	Effective Year Built		2004
Bedrooms	5		Depreciation Code		VG
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	3		Depreciation %		17
Total Rooms	13		Functional Obsol		15
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	1		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		68
Gas Fireplaces	0		Cns Sect Rcnld		561,100
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	856		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
FGR1	Garage - 1 Sto	L	576	52.00	1988	A	70	C	1.00	21,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,464	2,464	2,464	196.62	484,472
BSM	Basement	0	856	171	39.28	33,622
DCK	Deck	0	604	60	19.53	11,797
FHS	Finished Half Story	48	96	48	98.31	9,438
FUS	Finished Upper Story	1,232	1,232	1,232	196.62	242,236
PTO	Patio	0	459	23	9.85	4,522
Ttl Gross Liv / Lease Area		3,744	5,711	3,998		786,087

