

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
MODESTINO WILLIAM M & BRENDA MODESTINO FAMILY TRUST 225 LINCOLN ST C01 DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code			Appraised	Assessed			
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1020			466,900	466,900			
				0	Medium			RESIDNTL	1020			8,800	8,800			
SUPPLEMENTAL DATA						Total		475,700	475,700							
Alt Prcl ID 082/130.0-0205-0000.		Scnd Hom		Cyclical Exemption W		5										
Tax Class T		Tot Fin Are 2292		District Res Exem												
Total Acres		Chapter La		Assoc Pid#												
GIS ID F_867666_2844733																
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MODESTINO WILLIAM M & BRENDA A TT		44359 0214	05-29-2014	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed			
MODESTINO WILLIAM M		43498 0272	08-16-2013	Q	I	307,500	00	2023	1020	438,900	2022	1020	363,400			
GAUDETTE PETER L & STEPHEN A TT		43498 0266	08-16-2013	U	I	100	1A		1020	6,800	2021	1020	360,100			
GAUDETTE PETER L & STEPHEN A TT		36010 0078	05-28-2008	U	I	100	1A			6,800			6,800			
GAUDETTE RICHARD A & ELEANOR TR		13013 0116	07-12-1994	U	I	1	1F									
Total								Total	445,700		Total	370,200				
Total										Total	366,900					
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						APPRAISED VALUE SUMMARY										
Nbhd	Nbhd Name		B	Tracing		Batch										
0001																
NOTES																
						Appraised Bldg. Value (Card) 466,900										
						Appraised Xf (B) Value (Bldg) 0										
						Appraised Ob (B) Value (Bldg) 8,800										
						Appraised Land Value (Bldg) 0										
						Special Land Value 0										
						Total Appraised Parcel Value 475,700										
						Valuation Method C										
						Total Appraised Parcel Value 475,700										
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		
199	05-09-2003	MN	Maintenance	1,900		100		REPL DECKING/RAILING	10-12-2021	SJT	10		00	Measure & Listed		
									03-20-2014	SJD	9	1	00	Measure & Listed		
									03-19-2014	SJD	9		12	Property Estimated - No Ac		
									07-09-2013	SJD	3		30	Quality Control		
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	4	WO Bsmt
Model	05	Res Condo	Amenity 2	2	Deck
Grade	06	Good	Amenity 3		
Stories	2				
Occupancy			CONDO DATA		
Interior Wall 1	05	Drywall	Parcel Id	8018	C 8018 Owne
Interior Wall 2			South Scape B 1 S 1		
Interior Floor 1	12	Hardwood	Adjust Type	Code	Description
Interior Floor 2			Condo Flr	B2TL	2 Bedroom TL
Heat Fuel	03	Gas	Condo Unit	1A	1A
Heat Type	04	Forced Air-Duc	COST / MARKET VALUATION		
AC Type	03	Central	548,789		
CNS Bedrooms	2		Net Other Adj		
Full Baths	2		42,210		
Half Baths	1		Replace Cost		
Extra Fixtures	1		591,006		
Total Rooms	6		Year Built		
Bath Style	02	Average	1981		
Kitchen Style	02	Average	Effective Year Built		
Kitchen Type	3	One Person	2000		
Kitchen Func	4		Depreciation Code		
Parking Class	3	Deeded	G		
SF Basement	993		Remodel Rating		
Bsmt Garage	0		Year Remodeled		
Fireplaces	1		Depreciation %		
Part Bedroom	0		21		
FBM Quality	05	Living Area	Functional Obsol		
SF Fin Bsmt	730		External Obsol		
Extra Openings	1		Trend Factor		
Gas Fireplace	0		1.000		
Parking			Condition		
AMENITY 1	4	WO Bsmt	Condition %		
Amenity 2	2	Deck	79		
			Percent Good		
			466,900		
			Cns Sect Rcnd		
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

FUS (468 sf)
BAS (1,093 sf)
BSM (993 sf)
WDK (302 sf)

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	242	52.00	1981	A	70	C	1.00	8,800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,093	1,093	1,093	306.59	335,098	
BSM	Basement	0	993	199	61.44	61,011	
FUS	Finished Upper Story	468	468	468	306.59	143,482	
WDK	Deck	0	302	30	30.46	9,198	
Ttl Gross Liv / Lease Area		1,561	2,856	1,790		548,789	

