

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA									
MOLLA ROBERT LOUIS III MANDRELL JAMES BENNETT 225 LINCOLN ST #F5			0 Water 0 No Sewer	0 Arterial 0 Paved 0 Medium	0 Average 0 Average	Description	Code	Appraised	Assessed			VISION							
DUXBURY MA 02332		SUPPLEMENTAL DATA			RESIDNTL RESIDNTL	1020 1020	413,900 8,800	413,900 8,800	Total 422,700 422,700										
Alt Prcl ID 082/130.0-0205-0000. Scnd Hom Tax Class T Tot Fin Are 1496 Total Acres Chapter La GIS ID F_867666_2844733		Cyclical Exemption W District Res Exem Assoc Pid#			5														
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)											
MOLLA ROBERT LOUIS III BLACKFORD KUINA M TRUSTEE		55501 8803	140 0013	08-18-2021 11-01-1988	Q U	I I	415,000 1	00 1F	Year 2023	Code 1020 1020	Assessed 388,700 6,800	Year 2022 2021	Code 1020 1020	Assessed 315,800 6,800					
		Total						Total		395,500		Total		322,600		Total		320,300	
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		Appraised Bldg. Value (Card)				413,900						
0001									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				422,700					
										Valuation Method				C					
										Total Appraised Parcel Value				422,700					
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					
264	07-01-2002	RM	Remodel	1,500		100		REPL DECK & RAILING	09-24-2021	SJD	9	1	00	Measure & Listed					
									11-24-2020	SJT	10		20	Field Review					
									07-09-2013	SJD	3		30	Quality Control					
									11-17-2000	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	4	WO Bsmt
Model	05	Res Condo	Amenity 2	2	Deck
Grade	06	Good	Amenity 3	3	Patio
Stories	2		CONDO DATA		
Occupancy			Parcel Id	8018	C 8018
Interior Wall 1	05	Drywall	Own		
Interior Wall 2			South Scape	B 1	S 1
Interior Floor 1	12	Hardwood	Adjust Type	Code	Description
Interior Floor 2			Condo Flr	B2TI	2 Bedroom TI
Heat Fuel	03	Gas	Condo Unit	1A	1A
Heat Type	04	Forced Air-Duc	Factor%		
AC Type	03	Central	COST / MARKET VALUATION		
CNS Bedrooms	2				536,081
Full Baths	2		Net Other Adj		30,940
Half Baths	1		Replace Cost		567,022
Extra Fixtures	0		Year Built		1981
Total Rooms	5		Effective Year Built		1994
Bath Style	02	Average	Depreciation Code		A
Kitchen Style	02	Average	Remodel Rating		
Kitchen Type	3	One Person	Year Remodeled		
Kitchen Func	2		Depreciation %		27
Parking Class	3	Deeded	Functional Obsol		
SF Basement	704		External Obsol		
Bsmt Garage	0		Trend Factor		1.000
Fireplaces	1		Condition		
Part Bedroom	0		Condition %		
FBM Quality	03	Average	Percent Good		73
SF Fin Bsmt	464		Cns Sect Rcnld		413,900
Extra Openings	0		Dep % Ovr		
Gas Fireplace	0		Dep Ovr Comment		
Parking			Misc Imp Ovr		
AMENITY 1	4	WO Bsmt	Misc Imp Ovr Comment		
Amenity 2	2	Deck	Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

FUS
(712 sf)

BAS
(712 sf)

BSM
(704 sf)

WDK
(80 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	712	712	712	340.80	242,651
BSM	Basement	0	704	141	68.26	48,053
FUS	Finished Upper Story	712	712	712	340.80	242,651
WDK	Deck	0	80	8	34.08	2,726
Ttl Gross Liv / Lease Area		1,424	2,208	1,573		536,081

