

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>						
PERCELLA PATRICK			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed							
GOULD KARA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	629,100	629,100							
5 PHEASANT HILL LN		<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	574,500	574,500							
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2560 Total Acres 1.838 Chapter Lan GIS ID F_869706_2845477		Cyclical 5 Exemption W District Res Exem Assoc Pid#		RESIDNTL	1010	2,100	2,100							
						Total		1,205,700	1,205,700							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PERCELLA PATRICK		44480 0203	06-30-2014	Q	I	715,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MICHAELS TIMOTHY R & MICHELE L		43428 0176	07-31-2013	Q	I	714,500	00	2023	1010	476,300	2022	1010	435,000	2021	1010	382,600
DREW JOHN F TT		LCC11 0	09-02-2011	U	I	100	1A		1010	683,300		1010	526,800		1010	439,000
DREW JOHN F TT		40287 0121	09-02-2011	U	I	100	1A		1010	1,400		1010	1,400		1010	1,400
DREW JOHN F		11143 0282	07-27-1992	Q	I	333,650	00	Total		1,161,000	Total		963,200	Total		823,000
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								
0080																
NOTES																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result		
									09-12-2017	SJD			20	Field Review		
									04-24-2014	SJD	9		01	Measure - No Entry		
									04-12-2013	VGS			20	Field Review		
									11-10-2007	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	0080	1.503			13.15	526,100	
1	1010	Single Family	RC	Residual	0.920 AC	35,000.00	1.00000	5	1.00	0080	1.503			1.21	48,400	
Total Card Land Units					1.84 AC	Parcel Total Land Area					1.84	Total Land Value			574,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1440	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1440				

CONDO DATA			
Parcel Id		C	Own
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Net Other Adj	714,015
Replace Cost	26,080
Year Built	1985
Effective Year Built	2006
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	15
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	85
Cns Sect Rcnd	629,100
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
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	120	21.00	2013	G	85	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,440	1,440	1,440	228.70	329,334
BSM	Basement	0	1,440	288	45.74	65,867
CTH	Cathedral Ceiling	0	448	45	22.97	10,292
FGR	Garage	0	484	194	91.67	44,369
FUS	Finished Upper Story	1,120	1,120	1,120	228.70	256,148
WDK	Deck	0	352	35	22.74	8,005
Ttl Gross Liv / Lease Area		2,560	5,284	3,122		714,015

