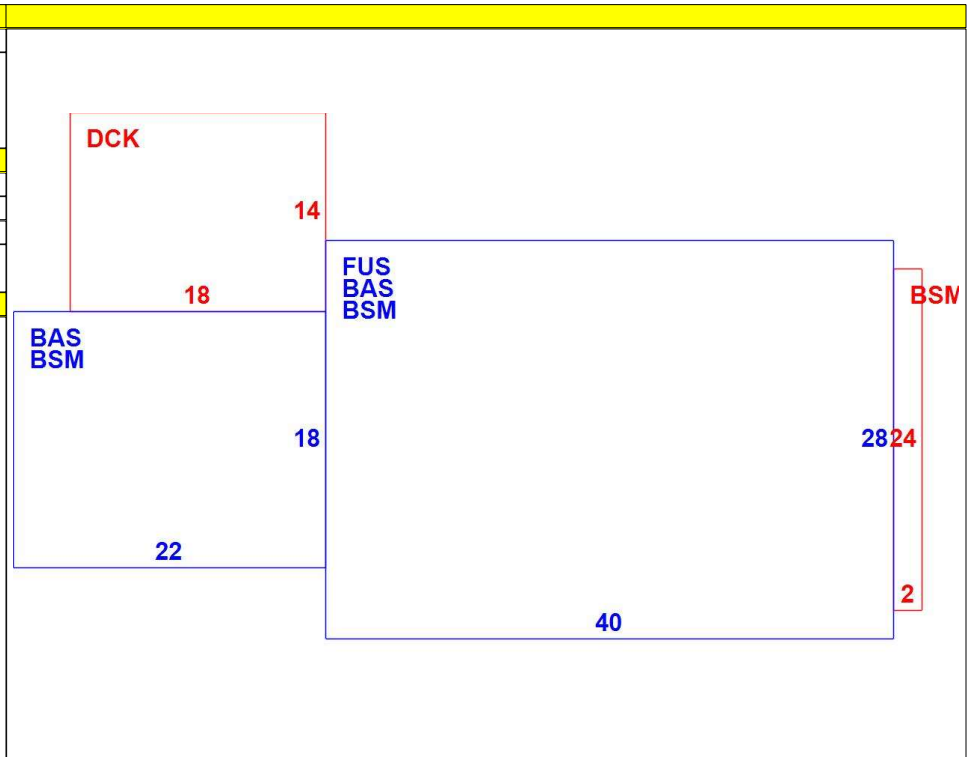


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA				
RUSSO GEORGE JR & RUSSO MICH RUSSO FAMILY REVOCABLE TRUST 35 SIMMONS DR				0 Water 0 No Sewer		0 Subdivision 0 Paved 0 Medium		0 Average 0 Average		Description	Code	Appraised	Assessed					
										RESIDENTL	1010	613,200	613,200	VISION				
										RES LAND	1010	414,300	414,300					
SUPPLEMENTAL DATA																		
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2636 Total Acres .466 Chapter Lan GIS ID F_873912_2847119						Cyclical 5 Exemption W District Res Exem Assoc Pid#												
										Total		1,027,500	1,027,500					
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)				
RUSSO GEORGE JR & RUSSO MICHELL		53018	239	07-02-2020		U	I			100	1A	Year	Code	Assessed	Year	Code	Assessed	
RUSSO GEORGE J		51052	186	04-30-2019		U	I			1	1A	2023	1010	490,800	2022	1010	459,200	
RUSSO GEORGE J & MICHELLE L TT		44135	0133	03-11-2014		U	I			100	1A		1010	444,200		1010	277,000	
RUSSO GEORGE J JR		41153	0125	03-28-2012		Q	I			630,000	00							
HAMON JEFFREY & JULIE		28712	0061	07-22-2004		Q	I			740,000	00							
										Total		935,000	Total	736,200	Total	691,800		
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										
0060																		
NOTES										Appraised Bldg. Value (Card) 613,200								
										Appraised Xf (B) Value (Bldg) 0								
										Appraised Ob (B) Value (Bldg) 0								
										Appraised Land Value (Bldg) 414,300								
										Special Land Value 0								
										Total Appraised Parcel Value 1,027,500								
										Valuation Method C								
										Total Appraised Parcel Value 1,027,500								
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		
2015-388	11-13-2015	RM	Remodel	10,700		100		REMODEL EXISTING 2ND FLO			10-19-2020	SJT	10		20	Field Review		
252	09-27-2012	RM	Remodel	17,500		100		REMOVE WINDOW & REPLAC			08-04-2014	JLF	5		30	Quality Control		
107	09-06-2006	MN	Maintenance	3,500		100		DOOR			04-12-2013	VGS			20	Field Review		
										07-17-2012	SJD	9	1	00	Measure & Listed			
										10-21-1999	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	R1	Primary	20,318 SF	15.20	1.00000	5	1.00	0060	1.341	LOT 34 = 17,498 & LOT 35B=2,			1.0000	20.39	414,300	
Total Card Land Units					0.47	AC	Parcel Total Land Area					0.47	Total Land Value					414,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1564	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			698,057
Interior Floor 2			Net Other Adj		49,760
Heat Fuel	02	Oil	Replace Cost		747,817
Heat Type	05	Hot Water	Year Built		1985
AC Type	03	Central	Effective Year Built		2003
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	18	
Total Rooms	8		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	82	
Gas Fireplaces	0		Cns Sect Rcnld		613,200
Sq Ft Fin Bsmt	560		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1564		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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,516	1,516	1,516	234.72	355,836
BSM	Basement	0	1,564	313	46.97	73,467
DCK	Deck	0	252	25	23.29	5,868
FUS	Finished Upper Story	1,120	1,120	1,120	234.72	262,886
Ttl Gross Liv / Lease Area		2,636	4,452	2,974		698,057

