

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA							
TUCCI ERIC P TT TUCCI LAUREN O TT 48 SIMMONS DR				0 Water 0 No Sewer		0 Subdivision 0 Paved 0 Medium		0 Average 0 Average		Description	Code	Appraised	Assessed								
										RESIDENTL	1010	769,700	769,700	VISION							
										RES LAND	1010	445,600	445,600								
SUPPLEMENTAL DATA																					
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3645 Total Acres .7 Chapter Lan		Cyclical 5 Exemption W District Res Exem		Assoc Pid#				Total 1,215,300 1,215,300											
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
TUCCI ERIC P TT		56054 288		11-22-2021		U I		100 1A		1A		Year	Code	Assessed	Year	Code	Assessed				
TUCCI ERIC P		55796 207		10-06-2021		U I		100 1A		1A		2023	1010	591,700	2022	1010	543,600				
TUCCI ERIC P TT		55571 65		08-31-2021		U I		100 1A		1A			1010	478,600		1010	305,000				
TUCCI ERIC P		55534 145		08-25-2021		U I		100 1A		1A						2021	1010	460,200			
TUCCI ERIC P & LAUREN O TRUSTEES		51726 151		10-01-2019		U I		100 1A		1A							1010	290,000			
										Total		1,070,300		Total		848,600		Total		750,200	
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													
0060																					
NOTES																					
										Appraised Bldg. Value (Card)				769,700							
										Appraised Xf (B) Value (Bldg)				0							
										Appraised Ob (B) Value (Bldg)				0							
										Appraised Land Value (Bldg)				445,600							
										Special Land Value				0							
										Total Appraised Parcel Value				1,215,300							
										Valuation Method				C							
										Total Appraised Parcel Value				1,215,300							
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						
BPO-21-462	10-20-2021	MN	Maintenance	11,500		100	11-15-2021	2nd floor bathroom refurbish		08-04-2020	SJT	5		20	Field Review						
BP-20-9	01-15-2020	BP		18,200	08-04-2020	100	02-26-2020	Replace Cabinets/Flooring/Ceilin		08-26-2019	SJT	10		00	Measure & Listed						
QP-19-295	11-20-2019	MN		36,700		100		RE-ROOF		11-17-2017	SJD	9	1	00	Measure & Listed						
										03-04-2014	JLF	0	1	00	Measure & Listed						
										04-12-2013	VGS			20	Field Review						
										01-26-2008	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	30,492 SF	10.90	1.00000	5	1.00	0060	1.341			1.0000		14.61	445,600				
Total Card Land Units					0.70	AC	Parcel Total Land Area					0.70	Total Land Value			445,600					

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1958	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		930,459
Interior Floor 2	14	Carpet	Replace Cost		82,240
Heat Fuel	02	Oil	Year Built		1,012,698
Heat Type	05	Hot Water	Effective Year Built		1985
AC Type	03	Central	Depreciation Code		1997
Bedrooms	4		Remodel Rating		A
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		24
Extra Fixtures	3		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		76
Extra Openings	0		Cns Sect Rcnld		769,700
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	1220		Dep Ovr Comment		
FBM Quality	05	Living Area	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1958		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	1,976	1,976	1,976	214.69	424,223
BSM	Basement	0	1,958	392	42.98	84,158
FGR	Garage	0	576	230	85.73	49,378
FHS	Finished Half Story	119	238	119	107.34	25,548
FOP	Open Porch	0	70	11	33.74	2,362
FUS	Finished Upper Story	1,120	1,120	1,120	214.69	240,451
SHD	Attached Shed	0	24	8	71.56	1,718
TQS	Three Quarter Story	432	576	432	161.02	92,745
WDK	Deck	0	458	46	21.56	9,876
Ttl Gross Liv / Lease Area		3,647	6,996	4,334		930,459

