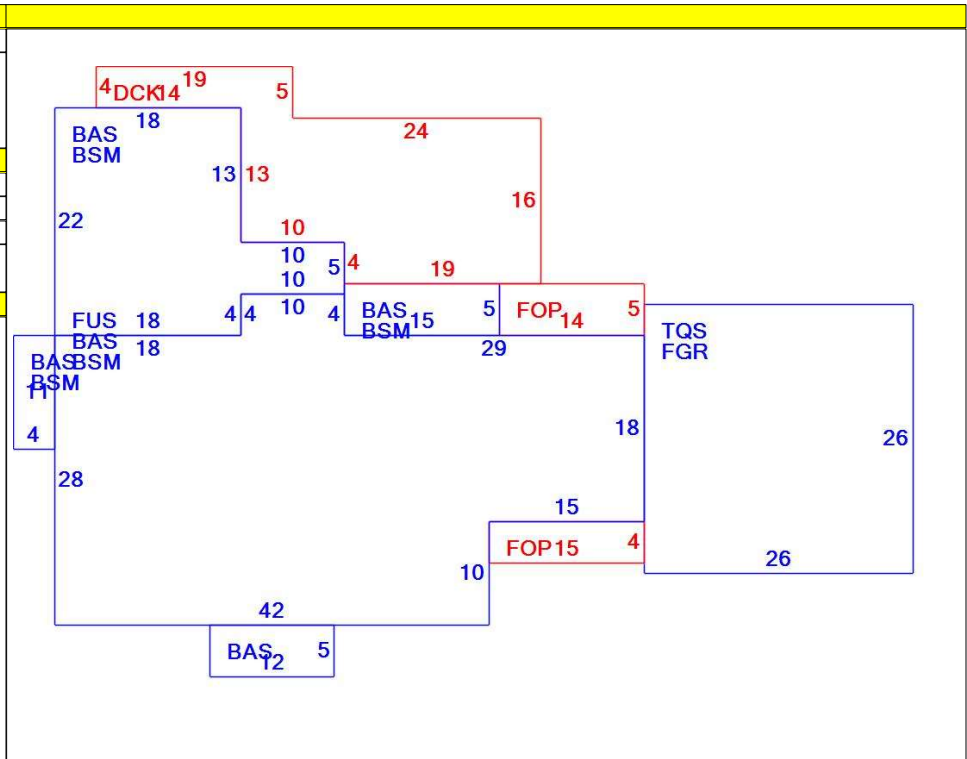


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION							
PECHALONIS JOHN F TT PECHALONIS DONNA M TT 31 BLUEBERRY LN DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed		1,005,400 1,005,400 514,500 514,500								
		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	1,005,400	1,005,400										
					0	Medium		RES LAND	1010	514,500	514,500										
SUPPLEMENTAL DATA																					
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4104 Total Acres 1.878 Chapter Lan GIS ID F_874919_2844193						Cyclical 5 Exemption W District Res Exem Assoc Pid#						Total		1,519,900 1,519,900							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
PECHALONIS JOHN F TT PECHALONIS JOHN S				55910	246	10-27-2021	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
				11242	0136	09-04-1992	Q	V	99,000	00	2023	1010	760,600	2022	1010	702,200	2021	1010	595,600	1010	397,300
				Total						Total		1,312,800		Total		1,053,000		Total		992,900	
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																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0060																					
NOTES																					
														Appraised Bldg. Value (Card)				1,005,400			
														Appraised Xf (B) Value (Bldg)				0			
														Appraised Ob (B) Value (Bldg)				0			
														Appraised Land Value (Bldg)				514,500			
														Special Land Value				0			
														Total Appraised Parcel Value				1,519,900			
														Valuation Method				C			
														Total Appraised Parcel Value				1,519,900			
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				
120	10-04-2007	MS	Miscellaneous	13,900		100		ROOF				10-06-2020	SJT	10		20	Field Review				
12722	03-17-1993	NC	New Construct	205,000	09-21-1995	100		2STY42X32/ATGAR/ODEK				04-12-2013	VGS			20	Field Review				
											11-27-2007	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	PD	Primary	40,000	SF 8.75	1.00000	5	1.00	0060	1.341	SUB-DIV '87-1286 LOT 11 WAS		1.0000		11.74	469,400				
1	1010	Single Family	PD	Residual	0.960	AC 35,000.00	1.00000	5	1.00	0060	1.341	ROW AREA .38 AC		1.0000		1.08	45,100				
Total Card Land Units					1.88	AC	Parcel Total Land Area					1.88	Total Land Value					514,500			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2051	
Model	01	Residential	Bsmt Type	00	N/A
Grade	08	Excellent	Unfin Area	0.00	
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	04	Hip			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	8				
Bath Style	03	Modern			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	2051				

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

COST / MARKET VALUATION		
Net Other Adj		1,092,872
Replace Cost		36,750
Year Built		1,129,623
Effective Year Built		1993
Depreciation Code		2010
Remodel Rating		E
Year Remodeled		
Depreciation %	11	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	89	
Cns Sect Rcnd	1,005,400	
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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,111	2,111	2,111	225.10	475,191
BSM	Basement	0	2,051	410	45.00	92,292
DCK	Deck	0	505	51	22.73	11,480
FGR	Garage	0	676	270	89.91	60,778
FOP	Open Porch	0	130	20	34.63	4,502
FUS	Finished Upper Story	1,486	1,486	1,486	225.10	334,502
TQS	Three Quarter Story	507	676	507	168.83	114,127
Ttl Gross Liv / Lease Area		4,104	7,635	4,855		1,092,872

