

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
PIRES KYLE			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA		
PIRES HUI			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	742,400	742,400			
10 W FORD FARM RD				0 Light		RES LAND	1010	484,900	484,900			
SUPPLEMENTAL DATA						RESIDNTL	1010	16,800	0	VISION		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2924 Total Acres 1.248 Chapter Lan		Cyclical 5 Exemption W District Res Exem								
GIS ID F_874352_2844232		Assoc Pid#						Total			1,244,100	1,227,300

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PIRES KYLE		48941 0117	09-19-2017	Q	I	745,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
PAPADOPOULOS GEORGE & MARIE		10955 0187	05-05-1992	U	V	87,000	1P	2023	1010	566,600	2022	1010	519,100	2021	1010	456,600
									1010	520,400		1010	330,700		1010	258,300
									1010	0						
								Total		1,087,000	Total		849,800	Total		714,900

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				APPROAISED VALUE SUMMARY							
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method
0060					742,400	0	16,800	484,900	0	1,244,100	C
Total Appraised Parcel Value					1,244,100						

NOTES											
EXT BATH FIX (WHIRLPOOL & SHOWER)											

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-22-1	01-04-2022	SP	Solar Panels	13,000	04-14-2022	100		16 SOLAR PANELS	04-14-2022	SJT	5		20	Field Review	
2017-118	06-28-2017	MN	Maintenance	10,000		100		RE-ROOF 20 SQUARES	09-10-2018	SJD			20	Field Review	
12287	04-24-1992	NC	New Construct	158,000	01-01-1993	100		2STY HSE28X38 GAR	12-14-2017	SJD	9		01	Measure - No Entry	
									04-12-2013	VGS			20	Field Review	
									01-30-2008	BSB			01	Measure - No Entry	

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		1.0000	11.74	469,400	
1	1010	Single Family	PD	Residual	0.330	AC 35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.08	15,500	
Total Card Land Units					1.25	AC	Parcel Total Land Area					1.25	Total Land Value			484,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1064	
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	03	Gable	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		784,767
Interior Floor 2			Replace Cost		49,360
Heat Fuel	03	Gas	Year Built		1992
Heat Type	05	Hot Water	Effective Year Built		2010
AC Type	03	Central	Depreciation Code		E
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		11
Extra Fixtures	2		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		89
Extra Openings	0		Cns Sect Rcnd		742,400
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	550		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1064		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
SLR	Solar Panels	L	16	1050.00	2022	A	70	C	1.00	16,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,064	1,064	1,064	230.27	245,009
BSM	Basement	0	1,064	213	46.10	49,048
DCK	Deck	0	216	22	23.45	5,066
FGR	Garage	0	576	230	91.95	52,963
FHS	Finished Half Story	796	1,592	796	115.14	183,297
FOP	Open Porch	0	48	7	33.58	1,612
FUS	Finished Upper Story	1,064	1,064	1,064	230.27	245,009
PTO	Patio	0	230	12	12.01	2,763
Ttl Gross Liv / Lease Area		2,924	5,854	3,408		784,767

