

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
TOURTELOTTE JUSTIN REILLY		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
TOURTELOTTE NICOLE		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	922,100	922,100	
2 LUND TERRACE				0	Light			RES LAND	1010	486,700	486,700	
DUXBURY MA 02332								RESIDNTL	1010	3,300	3,300	
SUPPLEMENTAL DATA												
Alt Prcl ID				Cyclical		5						
Scnd Home				Exemption								
Tax Class T				W								
Tot Fin Area 3799				District								
Total Acres .919				Res Exem								
Chapter Lan												
GIS ID F_873171_2844695				Assoc Pid#								
									Total	1,412,100	1,412,100	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
TOURTELOTTE JUSTIN REILLY		53540 33	09-30-2020	Q	I	1,050,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BANDERA JAMES S		48272 0256	04-03-2017	U	I	815,000	1	2023	1010	739,300	2022	1010	717,400	2021	1010	630,800
DOMIJAN JENNIFER J		37811 0315	10-15-2009	U	I	10	1		1010	475,600		1010	401,300		1010	362,900
DOMIJAN EDWARD D		12922 0340	06-01-1994	Q	I	472,000	00		1010	2,200		1010	2,200		1010	2,200
									Total	1,217,100	Total	1,120,900	Total		995,900	

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				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0070					Appraised Bldg. Value (Card)			922,100
					Appraised Xf (B) Value (Bldg)			0
					Appraised Ob (B) Value (Bldg)			3,300
					Appraised Land Value (Bldg)			486,700
					Special Land Value			0
					Total Appraised Parcel Value			1,412,100
					Valuation Method			C
					Total Appraised Parcel Value			1,412,100

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
64	05-29-2012	MN	Maintenance	23,400		100		STRIP & REROOF		04-27-2021	SJD	9	1	07	Measure - Info @ Door
20	11-04-2008	MS	Miscellaneous	5,500		100		LENNOX WOOD STOVE		12-14-2017	SJD	9		01	Measure - No Entry
10711	02-08-1988	NC	New Construct	223,000	03-19-1990	100		2-STY GAMBREL		04-12-2013	VGS			20	Field Review
										02-24-2009	KP		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	40,048 SF	8.75	1.00000	5	1.00	0070	1.389			1.0000	12.15	486,700
					Total Card Land Units	0.92	AC	Parcel Total Land Area				0.92	Total Land Value			486,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1753	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	07	Gambrel			
Roof Cover	10	Wood Shingle			
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	2				
Total Rooms	10				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	2				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	990				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1753				

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

COST / MARKET VALUATION		
Net Other Adj		1,042,878
Replace Cost		81,638
Year Built		1,124,515
Effective Year Built		1988
Depreciation Code		2003
Remodel Rating		G
Year Remodeled		
Depreciation %		18
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		82
Cns Sect Rcnd		922,100
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
PTO	Patio	L	312	15.00	1980	A	70	C	1.00	3,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
BAS	First Floor	1,753	1,753	1,753	230.32	403,747
BSM	Basement	0	1,753	351	46.12	80,841
FEP	Finished Enclosed Porch	0	168	101	138.46	23,262
FGR	Garage	0	676	270	91.99	62,186
FNS	Finished 90% Story	1,026	1,140	1,026	207.29	236,306
FOP	Open Porch	0	48	7	33.59	1,612
FUS	Finished Upper Story	513	513	513	230.32	118,153
TQS	Three Quarter Story	507	676	507	172.74	116,771
Ttl Gross Liv / Lease Area		3,799	6,727	4,528		1,042,878

