

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
FLOREK ROBERT			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
FLOREK AMY			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	955,200	955,200	
75 HOUNDS DITCH LN				0 Medium		RES LAND	1010	510,900	510,900	
						RESIDNTL	1010	28,700	28,700	
SUPPLEMENTAL DATA										
DUXBURY	MA	02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3436 Total Acres 1.108 Chapter Lan		Cyclical 5 Exemption W District Res Exem					VISION
			GIS ID F_875041_2841112		Assoc Pid#	Total		1,494,800	1,494,800	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FLOREK ROBERT		44635 0022	08-14-2014	Q	I	979,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
ARCHAMBAULT ROBERT L & MICHELLE		25673 0320	07-03-2003	Q	I	875,000	00	2023	1010	733,000	2022	1010	688,500	2021	1010	582,800
RELOCATION RESOURCES INTL INC		25673 0318	07-03-2003	U	I	875,666	1		1010	607,600		1010	468,500		1010	390,600
KNEIP DANIEL R		18729 0232	07-27-2000	Q	I	735,000	00		1010	19,200		1010	19,200		1010	19,200
PELLIZZI ANTHONY J		12594 0085	01-18-1994	Q	I	396,200	00	Total		1,359,800	Total		1,176,200	Total		992,600

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	Appraised Bldg. Value (Card)						948,700				
0080					Appraised Xf (B) Value (Bldg)						6,500				
					Appraised Ob (B) Value (Bldg)						28,700				
					Appraised Land Value (Bldg)						510,900				
					Special Land Value						0				
					Total Appraised Parcel Value						1,494,800				
					Valuation Method						C				
					Total Appraised Parcel Value						1,494,800				

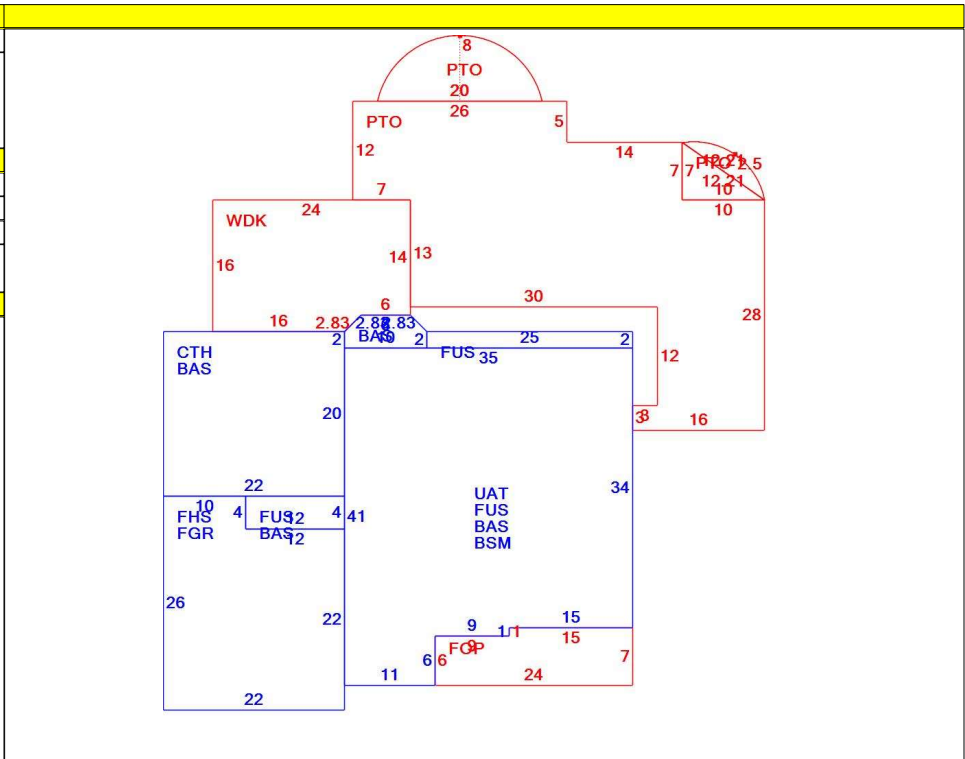
NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
BPO-23-89	03-14-2023	RM	Remodel	16,663		100	03-14-2023	BATHROOM REMODEL	09-10-2018	SJD			20	Field Review	
2013-47	04-16-2013	MN	Maintenance	10,000		100		STRIP & REROOF	06-18-2015	SJD	9	1	00	Measure & Listed	
75	04-09-2010	NC	New Construct	17,000		100		7X24 FARMERS PORCH	04-12-2013	VGS			20	Field Review	
61	03-07-2007	RM	Remodel	18,500		100		HOME THEATER IN BSMT	10-05-2010	KP		1	00	Measure & Listed	
92	03-24-2006	RM	Remodel	20,000		100		176 SQ KITCHEN/DECK							
12838	06-14-1993	NC	New Construct	204,000	05-06-1996	100		2STY34X35,ELL,ATGAR							

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	0.97	0080	1.503		1.0000	12.76	510,300
1	1010	Single Family	WP	Undevelop	0.190	AC	2,000.00	1.00000	0	1.00	0080	1.503		1.0000	0.07	600
Total Card Land Units					1.11	AC	Parcel Total Land Area					1.11	Total Land Value			510,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1276	
Model	01	Residential	Bsmt Type	03	Partial
Grade	08	Excellent	Unfin Area		
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	3				
Half Baths	0				
Extra Fixtures	3				
Total Rooms	10				
Bath Style	03	Modern			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1000				
FBM Quality	05	Living Area			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1276				

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

COST / MARKET VALUATION	
Net Other Adj	1,014,460
Replace Cost	75,950
Year Built	1,090,409
Effective Year Built	1993
Depreciation Code	2008
Remodel Rating	VG
Year Remodeled	
Depreciation %	13
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	87
Cns Sect Rcnld	948,700
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
SHD1	Shed	L	80	21.00	1999	A	70	C	1.00	1,200
PTO	Patio	L	1,080	15.00	2005	G	85	A	2.00	27,500
MRM	Media Room	B	1	7500.00	2008	00	87	C	1.00	6,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,800	1,800	1,800	237.91	428,243
BSM	Basement	0	1,276	255	47.55	60,668
CTH	Cathedral Ceiling	0	440	44	23.79	10,468
FGR	Garage	0	524	210	95.35	49,962
FHS	Finished Half Story	262	524	262	118.96	62,333
FOP	Open Porch	0	159	24	35.91	5,710
FUS	Finished Upper Story	1,374	1,374	1,374	237.91	326,892
PTO	Patio	0	1,348	67	11.83	15,940
UAT	Unfinished Attic	0	1,276	191	35.61	45,441
WDK	Deck	0	370	37	23.79	8,803
Ttl Gross Liv / Lease Area		3,436	9,091	4,264		1,014,460

