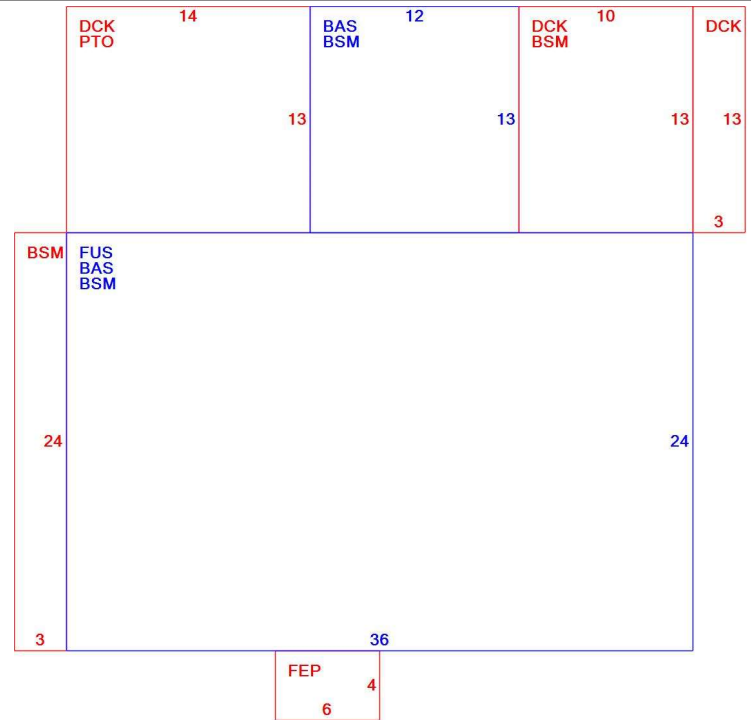


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
EMERSON WARREN K EMERSON MARY E 305 MAYFLOWER ST DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code		Appraised	Assessed				
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		491,700	491,700				
		SUPPLEMENTAL DATA		Cyclical Exemption W		6		RES LAND	1010		506,800	506,800				
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1836 Total Acres 1.898 Chapter Lan GIS ID F_871093_2838029		District Res Exem		Assoc Pid#		RESIDNTL	1010	2,900	2,900					
						Total				1,001,400	1,001,400					
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
EMERSON WARREN K		47247 0031	07-29-2016	U	I	510,000	1V	Year	Code	Assessed	Year	Code	Assessed			
PEDULLA MICHAEL V JR TT		38603 0052	06-08-2010	U	I	1	1F	2023	1010	376,400	2022	1010	345,200			
PEDULLA MICHAEL V JR		36227 0209	07-30-2008	U	I	1	1V		1010	527,100		1010	434,400			
PEDULLA JR MICHAEL V		35695 0054	03-07-2008	U	I	1	1F		1010	2,000		1010	2,000			
PEDULLA MICHAEL V JR		32949 0048	06-29-2006	Q	I	650,000	00	Total		905,500	Total		781,600			
								Total			Total		677,400			
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								
0050																
NOTES																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result		
2017-239 19	07-25-2017 03-10-2006	NC MS	New Construct Miscellaneous	168,000 5,400	05-30-2018	100 100		REMOVE 13'X36' DECK AND 10' ROOF	05-30-2018 04-12-2013 01-24-2008	JLF VGS BSB	5 1 1	1 1 1	00 20 00	Measure & Listed Field Review 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	0050	1.000		V135	1.3500	472,500	
1	1010	Single Family	PD	Residual	0.980	AC 35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	34,300	
Total Card Land Units					1.90	AC	Parcel Total Land Area					1.90	Total Land Value			506,800

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style	03	Colonial	Bsmt Area	936			
Model	01	Residential	Bsmt Type	03			
Grade	07	Very Good	Unfin Area	0.00	Partial		
Stories	2						
Occupancy	1						
Exterior Wall 1	14	Wood Shingle					
Exterior Wall 2							
Roof Structure	03	Gable					
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	01	None					
Bedrooms	3						
Full Baths	2						
Half Baths	1						
Extra Fixtures	1						
Total Rooms	6						
Bath Style	02	Average					
Kitchen Style	02	Average					
Extra Kitchens	0						
Fireplaces	0						
Extra Openings	0						
Gas Fireplaces	0						
Sq Ft Fin Bsmt	413						
FBM Quality	05	Living Area					
Foundation	06	Poured Conc					
Bsmt Garage	2						
Bsmt Area	936						

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

COST / MARKET VALUATION			
Net Other Adj			552,097
Replace Cost			40,360
Year Built			592,456
Effective Year Built			1977
Depreciation Code			2004
Remodel Rating			VG
Year Remodeled			
Depreciation %			17
Functional Obsol			
External Obsol			
Trend Factor			1.000
Condition			
Condition %			
Percent Good			83
Cns Sect Rcnd			491,700
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	200	21.00	1995	A	70	C	1.00	2,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,020	1,020	1,020	252.56	257,611
BSM	Basement	0	1,222	244	50.43	61,625
DCK	Deck	0	351	35	25.18	8,840
FEP	Finished Enclosed Porch	0	24	14	147.33	3,536
FUS	Finished Upper Story	864	864	864	252.56	218,212
PTO	Patio	0	182	9	12.49	2,273
Ttl Gross Liv / Lease Area		1,884	3,663	2,186		552,097



305 MAYFLOWER ST

