

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA							
SADOSKI D, MCTEAGUE C, EUSTIS C/O SADOSKI DONNA 2 TALL TREE WAY  GEORGETOWN MA 01833		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed		VISION								
		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	128,100	128,100										
					0	Heavy		RES LAND	1010	471,400	471,400										
<b>SUPPLEMENTAL DATA</b>																					
Alt Prcl ID		Scnd Home LEASED				Cyclical 6															
Tax Class T		Total Acres .9610				Exemption W															
Total Acres .9610		Chapter Lan				District Res Exem															
GIS ID F_871707_2833277		Assoc Pid#																			
										Total		599,500		599,500							
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
SADOSKI D, MCTEAGUE C, EUSTIS M&		39494	0128	12-31-2010	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
									2023	1010	137,900	2022	1010	120,200	2021	1010	118,900				
									1010	505,800			1010	321,400		1010	311,300				
										Total		643,700		Total		441,600		Total		430,200	
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														<b>APPRAISED VALUE SUMMARY</b> Appraised Bldg. Value (Card) 128,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 471,400 Special Land Value 0 Total Appraised Parcel Value 599,500 Valuation Method C							
Nbhd	Nbhd Name			B		Tracing		Batch													
0060																					
NOTES																					
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			
													11-05-2020	SJT	10		20	Field Review			
													04-12-2013	VGS			20	Field Review			
													12-03-2005	B&D		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	40,000 SF	8.75	1.00000	5	1.00	0060	1.341					1.0000	11.74	469,400			
1	1010	Single Family	RC	Residual	0.043 AC	35,000.00	1.00000	5	1.00	0060	1.341					1.0000	1.08	2,000			
Total Card Land Units					0.96	AC	Parcel Total Land Area					0.96	Total Land Value					471,400			

**CONSTRUCTION DETAIL**      **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	960	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			172,397
Interior Floor 2			Net Other Adj		8,000
Heat Fuel	02	Oil	Replace Cost		180,397
Heat Type	05	Hot Water	Year Built		1965
AC Type	01	None	Effective Year Built		1992
Bedrooms	3		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		71
Gas Fireplaces	0		Cns Sect Rcnld		128,100
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	960		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

BAS  
BSM

24

40

**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	960	960	960	149.65	143,664
BSM	Basement	0	960	192	29.93	28,733
Ttl Gross Liv / Lease Area		960	1,920	1,152		172,397

