

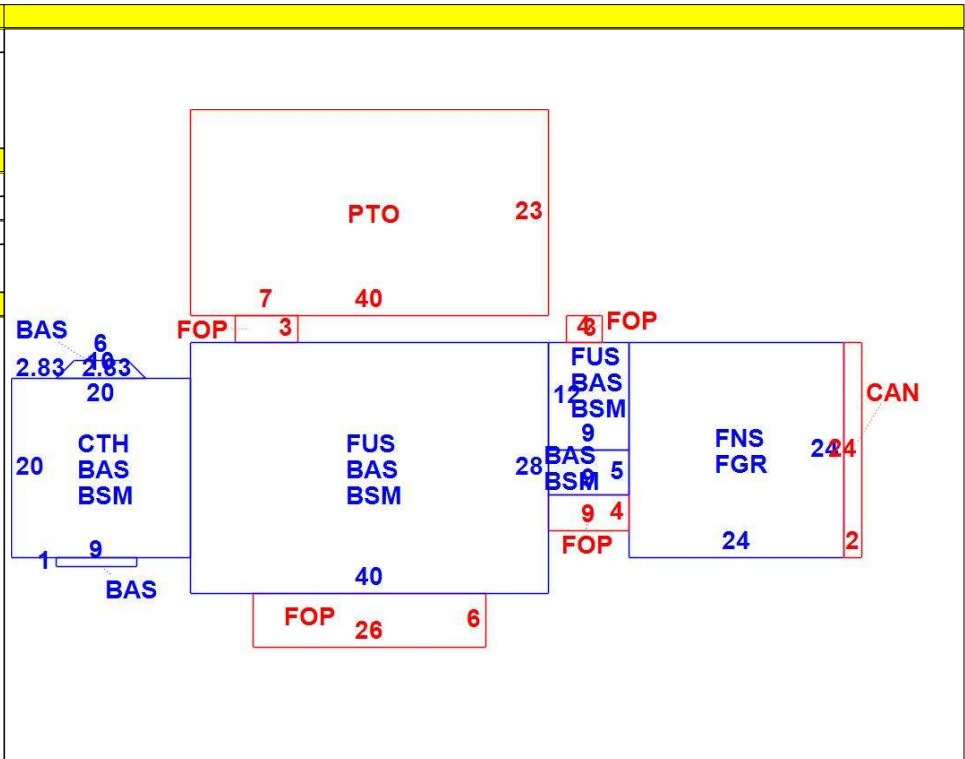
CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA								
MASCIA JOHN-MICHAEL MASCIA DUSTYN 40 CUSHING DR DUXBURY MA 02332				0 Water 0 No Sewer		0 Feeder 0 Paved 0 Medium		0 Average 0 Average		Description	Code	Appraised	Assessed									
SUPPLEMENTAL DATA										RESIDENTL RES LAND		1010 1010		1,170,800 487,700		1,170,800 487,700						
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3444 Total Acres .948 Chapter Lan GIS ID F_870034_2833536				Cyclical 6 Exemption W District Res Exem Assoc Pid#						Total		1,658,500		1,658,500								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
MASCIA JOHN-MICHAEL EJP ICE HOUSE LLC ELM ST REALTY TRUST				55131 343 53729 74 10228 0039		06-11-2021 10-30-2020 04-12-1991		Q I Q V U I		1,350,000 425,000 100		00 1P 1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description		Amount	Code	Description	Number	Amount	Comm Int													
ASSESSING NEIGHBORHOOD																						
Nbhd		Nbhd Name		B		Tracing		Batch														
0070																						
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						
BPO-20-364	12-23-2020	NC	New Construct	415,000	04-22-2021	100	04-07-2021	Construct a SF dwelling. 1st Fl:			08-06-2021	SJD	9	1	00	Measure & Listed						
											04-22-2021	SJT	5		20	Field Review						
											03-11-2021	SJT	5		05	Measure - Under Construct						
											01-01-2018	AO	3		99	Vacant Land						
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	0070	1.389					1.0000	12.16	486,200				
1	1010	Single Family	RC	Residual	0.030	AC 35,000.00	1.00000	5	1.00	0070	1.389					1.0000	1.15	1,500				
Total Card Land Units					0.95	AC	Parcel Total Land Area					0.95	Total Land Value					487,700				

VISION

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1673	
Model	01	Residential	Bsmt Type	04	Full
Grade	10	Custom +	Unfin Area		
Stories	2				
Occupancy	1				
Exterior Wall 1	30	HARDI Plank			
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	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	5				
Full Baths	3				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	10				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens					
Fireplaces					
Extra Openings					
Gas Fireplaces	1				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage					
Bsmt Area	1673				

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

COST / MARKET VALUATION			
Net Other Adj		1,150,272	
Replace Cost		32,390	
Year Built		2021	
Effective Year Built		2020	
Depreciation Code		A	
Remodel Rating			
Year Remodeled			
Depreciation %	1		
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %		99	
Percent Good			
Cns Sect Rcnd		1,170,800	
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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,698	1,698	1,698	278.25	472,463
BSM	Basement	0	1,673	335	55.72	93,213
CAN	Canopy	0	48	5	28.98	1,391
CTH	Cathedral Ceiling	0	400	40	27.82	11,130
FGR	Garage	0	576	230	111.11	63,997
FNS	Finished 90% Story	518	576	518	250.23	144,132
FOP	Open Porch	0	225	34	42.05	9,460
FUS	Finished Upper Story	1,228	1,228	1,228	278.25	341,687
PTO	Patio	0	920	46	13.91	12,799
Ttl Gross Liv / Lease Area		3,444	7,344	4,134		1,150,272

