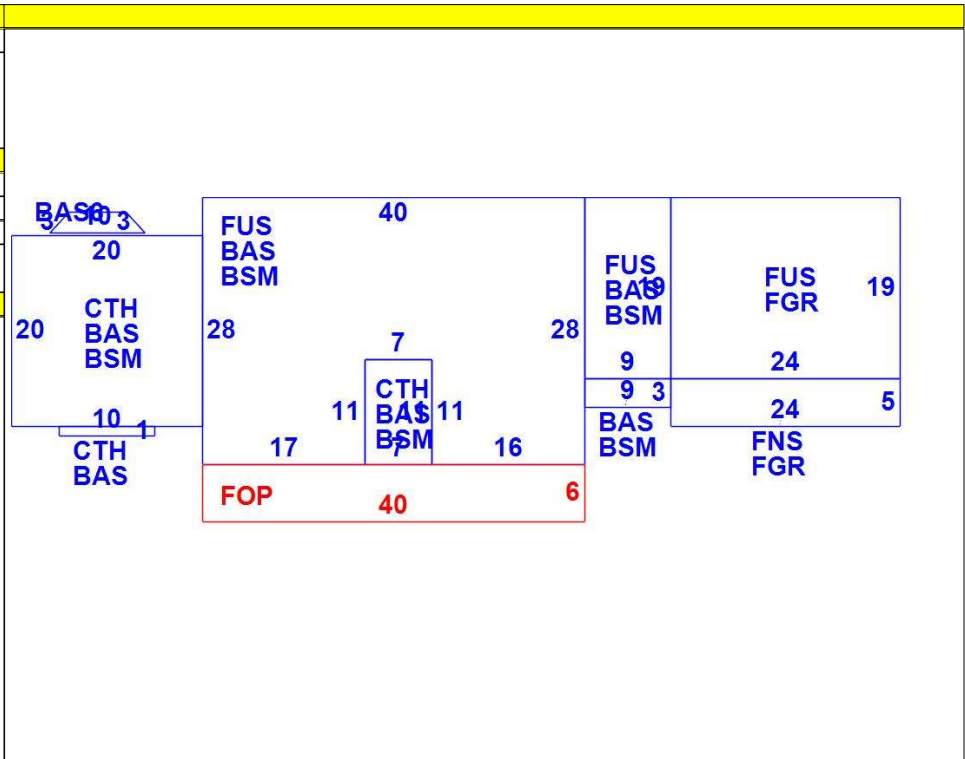


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA						
Description		Code		Appraised		Assessed		Assessed												
PETRONACI MICHAEL & ERIKA		0	Water	0	Feeder	0	Average	RESIDNTL		1010	1,179,100	1,179,100		VISION						
16 ICE HOUSE RD		0	No Sewer	0	Paved	0	Average	RES LAND		1010	488,100	488,100								
DUXBURY MA 02332		SUPPLEMENTAL DATA		0		Medium		RESIDNTL		1010	182,400	182,400								
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3374 Total Acres .958 Chapter Lan GIS ID F_870019_2833880		Cyclical 6 Exemption W District Res Exem Assoc Pid#		Total		1,849,600		Total		1,849,600		1,849,600								
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
PETRONACI MICHAEL & ERIKA			55012	277	05-20-2021		Q	I	1,424,840		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
EJP ICE HOUSE LLC			53496	30	09-24-2020		U	V	425,000		1P	2023	1010	899,000	2022	1010	798,800	2021	1300	405,200
ELM ST REALTY TRUST			10228	0039	03-19-1992		U	I	1		1A		1010	476,900		1010	402,400			
												Total	1,453,300		Total	1,201,200		Total	405,200	
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																				
Nbhd		Nbhd Name		B		Tracing		Batch												
0070																				
NOTES																				
												Appraised Bldg. Value (Card) 1,179,100								
												Appraised Xf (B) Value (Bldg) 0								
												Appraised Ob (B) Value (Bldg) 182,400								
												Appraised Land Value (Bldg) 488,100								
												Special Land Value 0								
												Total Appraised Parcel Value 1,849,600								
												Valuation Method C								
												Total Appraised Parcel Value 1,849,600								
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-22-76	04-22-2022	NC	New Construct	104,044	03-21-2023	100	02-09-2023	20X40 PAVILION W 65SF STOR				03-20-2023	SJT	5		01	Measure - No Entry			
BPO-22-57	03-18-2022	AD	Addition	89,400	09-29-2022	100		20X42 GUNITE POOL & 7X7 GU				09-29-2022	SJT	5		20	Field Review			
BPO-20-339	01-06-2021	NC	New Construct	444,540	03-31-2021	100		Construct a 4 bedroom 2 story d				03-31-2021	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	0.040	AC 35,000.00	1.00000	5	1.00	0070	1.389					1.0000	1.09	1,900		
Total Card Land Units					0.96	AC	Parcel Total Land Area					0.96	Total Land Value					488,100		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1718	
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					
Total Rooms	10				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens					
Fireplaces					
Extra Openings					
Gas Fireplaces	1				
Sq Ft Fin Bsmt					
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage					
Bsmt Area	1718				

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

COST / MARKET VALUATION				
Net Other Adj				1,160,305
Replace Cost				30,750
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 %				
Percent Good				99
Cns Sect Rcnd				1,179,100
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
GNR	GENERATOR	L	1	12400.00	2021	A	70	C	1.00	8,700
SPL2	Ing Pool-Good	L	840	89.00	2022	E	100	C	1.00	74,800
SPL3	Ing Hot Tub	L	49	72.00	2022	E	100	C	1.00	3,500
PVL2	Pavilion - Avg	L	735	139.00	2023	G	85	C	1.00	86,800
SHD1	Shed	L	65	21.00	2023	G	85	B	1.50	1,700
SHD1	Shed	L	192	21.00		G	85	A	2.00	6,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,746	1,746	1,746	277.39	484,315
BSM	Basement	0	1,718	344	55.54	95,421
CTH	Cathedral Ceiling	0	487	49	27.91	13,592
FGR	Garage	0	576	230	110.76	63,799
FNS	Finished 90% Story	108	120	108	249.65	29,958
FOP	Open Porch	0	240	36	41.61	9,986
FUS	Finished Upper Story	1,670	1,670	1,670	277.39	463,234
Ttl Gross Liv / Lease Area		3,524	6,557	4,183		1,160,305

