

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION				
BALBONI TREVOR M BALBONI COLLEEN W 51 FOX RUN DUXBURY MA 02332		8	Sloping	0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed					
				0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	829,500	829,500					
		SUPPLEMENTAL DATA		Alt Prcl ID		Cyclical		6		RES LAND	1010	526,100	526,100					
		Scnd Home		Exemption		W		RESIDNTL	1010	1,300	1,300							
		Tax Class T		District		Res Exem		Total		1,356,900	1,356,900							
		Tot Fin Area 3139		Assoc Pid#														
		Total Acres .918																
		Chapter Lan																
		GIS ID F_871885_2833835																
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)				
BALBONI TREVOR M JOHN BALBONI SUCH GEOFFREY E & CHRISTINE M		50946	189	03-28-2019	Q	I	920,000	00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		50537	144	11-19-2018	Q	I	960,000	00		2023	1010	663,700	2022	1010	621,000	2021	1010	520,900
		10916	0173	04-22-1992	Q	I	390,000	00			1010	625,700		1010	482,400		1010	402,000
											1010	900		1010	900		1010	900
		Total								Total	1,290,300	Total	1,104,300	Total	923,800			
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)				829,500				
0080										Appraised Xf (B) Value (Bldg)				0				
										Appraised Ob (B) Value (Bldg)				1,300				
										Appraised Land Value (Bldg)				526,100				
										Special Land Value				0				
										Total Appraised Parcel Value				1,356,900				
										Valuation Method				C				
										Total Appraised Parcel Value				1,356,900				
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			
BP-19-174	05-30-2019	BP	Bldg Permit	15,000	04-27-2021	100		FINISH 740' BASEMENT AREA.		07-24-2019	SJD	9	8	06	Inspection Only			
2013-0085	05-20-2013	MN	Maintenance	12,000	07-26-2013	100		STRIP & REROOF 35 SQUARE		04-29-2019	SJD	9		01	Measure - No Entry			
12007	08-19-1991	NC	New Construct	199,000	12-07-1992	100		2 STY W/ELLS,GAR,SHE		07-26-2013	BH			01	Measure - No Entry			
										04-12-2013	VGS			20	Field Review			
										03-12-2008	BSB			01	Measure - No Entry			
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	0080	1.503			1.0002	13.15	526,100	
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value					526,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1623	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2.35				
Occupancy	1		CONDO DATA		
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		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		969,172
Interior Floor 2			Replace Cost		67,725
Heat Fuel	02	Oil	Year Built		1,036,896
Heat Type	05	Hot Water	Effective Year Built		1991
AC Type	03	Central	Depreciation Code		2001
Bedrooms	4		Remodel Rating		A
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		20
Extra Fixtures	1		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		80
Extra Openings	1		Cns Sect Rcnld		829,500
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	740		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1623		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	64	21.00	2000	A	70	C	1.00	900
SHD1	Shed	L	30	21.00	2000	A	70	C	1.00	400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,623	1,623	1,623	232.75	377,753
BSM	Basement	0	1,623	325	46.61	75,644
CAN	Canopy	0	96	10	24.24	2,328
FEP	Finished Enclosed Porch	0	210	126	139.65	29,327
FGL	Garage 1 Sty w/Loft	0	576	288	116.38	67,032
FNS	Finished 90% Story	376	418	376	209.36	87,514
FUS	Finished Upper Story	1,140	1,140	1,140	232.75	265,335
SHD	Attached Shed	0	124	43	80.71	10,008
UAT	Unfinished Attic	0	1,140	171	34.91	39,800
WDK	Deck	0	616	62	23.43	14,431
Ttl Gross Liv / Lease Area		3,139	7,566	4,164		969,172

