

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA				
Description		Code		Appraised		Assessed												
KOVALSKI ANTHONY M		0	Water	0	Two-Way	0	Average	RESIDNTL		1010	412,600	412,600		VISION				
KOVALSKI PATRICIA M		0	No Sewer	0	Paved	0	Average	RES LAND		1010	476,000	476,000						
20 SAMPSON ST		<b>SUPPLEMENTAL DATA</b>																
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2146 Total Acres 1.058 Chapter Lan GIS ID F_871306_2835180		Cyclical 6 Exemption W District Res Exem Assoc Pid#														
								Total		888,600		888,600						
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
KOVALSKI ANTHONY M		LCC	86759	07-29-1994		Q	I	236,000		00								
												Year	Code	Assessed	Year	Code	Assessed	
												2023	1010	317,700	2022	1010	292,000	
													1010	510,900		1010	324,600	
												Total		828,600		Total 616,600		
												Total		580,600				
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>						
Nbhd		Nbhd Name		B		Tracing		Batch							Appraised Bldg. Value (Card)		412,600	
0060															Appraised Xf (B) Value (Bldg)		0	
															Appraised Ob (B) Value (Bldg)		0	
															Appraised Land Value (Bldg)		476,000	
															Special Land Value		0	
															Total Appraised Parcel Value		888,600	
															Valuation Method		C	
															Total Appraised Parcel Value		888,600	
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	
87	07-23-2012	MN	Maintenance	24,400	06-30-2013	100		REPLACE WOOD SIDING & RO				11-04-2020	SJT	10		20	Field Review	
13808	08-25-1995	AD	Addition	5,000	05-10-1996	100		3'6"X15' 1STY BZWY				04-12-2013	VGS			20	Field Review	
												03-12-2008	BSB		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	0.140	AC 35,000.00	1.00000	5	1.00	0060	1.341					1.0000	1.08	6,600
Total Card Land Units					1.06	AC	Parcel Total Land Area					1.06	Total Land Value			476,000		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1118	
Model	01	Residential	Bsmt Type	00	
Grade	05	Ave/Good	Unfin Area	0.00	N/A
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	Net Other Adj		496,039
Heat Type	05	Hot Water	Replace Cost		46,800
AC Type	01	None	Year Built		542,838
Bedrooms	4		Effective Year Built		1969
Full Baths	2		Depreciation Code		1997
Half Baths	1		Remodel Rating		G
Extra Fixtures	0		Year Remodeled		
Total Rooms	7		Depreciation %		24
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	2		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		76
Sq Ft Fin Bsmt	700		Cns Sect Rcnd		412,600
FBM Quality	04	Above Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1118		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	1,174	1,174	1,174	187.54	220,170
BSM	Basement	0	1,118	224	37.57	42,009
DCK	Deck	0	448	45	18.84	8,439
FGR	Garage	0	576	230	74.88	43,134
FUS	Finished Upper Story	972	972	972	187.54	182,287
Ttl Gross Liv / Lease Area		2,146	4,288	2,645		496,039

