

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
BOONISAR KRISTEN I TT 193 PARKS ST REALTY TRUST PO BOX 2229  DUXBURY MA 02331		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	522,900	522,900
		SUPPLEMENTAL DATA		Cyclical Exemption W		7	RES LAND	1010	481,100	481,100	
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2740 Total Acres 1.668 Chapter Lan GIS ID F_868945_2829361		District Res Exem		RESIDNTL	1010	3,500	3,500	905  DUXBURY, MA  <b>VISION</b>	
				Assoc Pid#		Total		1,007,500	1,007,500		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BOONISAR KRISTEN I TT	LCC	111552	01-22-2008	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BOONISAR KRISTEN I	LCC	107819	08-25-2005	U	I	1	1	2023	1010	388,600	2022	1010	323,800	2021	1010	333,500
BOONISAR PHILIP L	LCC	97803	07-25-2000	Q	I	445,000	00		1010	516,400		1010	328,100		1010	316,600
KATZEFF PAUL E	LCC	92091	09-24-1997	Q	I	330,000	00		1010	1,400		1010	1,400		1010	1,400
		Total						906,400		Total		653,300		Total		651,500

EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor				
		Total				0.00		Appraised Bldg. Value (Card) 522,900					
								Appraised Xf (B) Value (Bldg) 0					
								Appraised Ob (B) Value (Bldg) 3,500					
								Appraised Land Value (Bldg) 481,100					
								Special Land Value 0					
								Total Appraised Parcel Value 1,007,500					
								Valuation Method C					
								Total Appraised Parcel Value 1,007,500					

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
										06-28-2023	SJT	10		06	Inspection Only
										09-06-2019	SJT	10		00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										02-05-2008	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		ES95	0.9500	11.15	445,900
1	1010	Single Family	RC	Residual	0.750	AC 35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.08	35,200
Total Card Land Units					1.67	AC	Parcel Total Land Area					1.67	Total Land Value			481,100

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

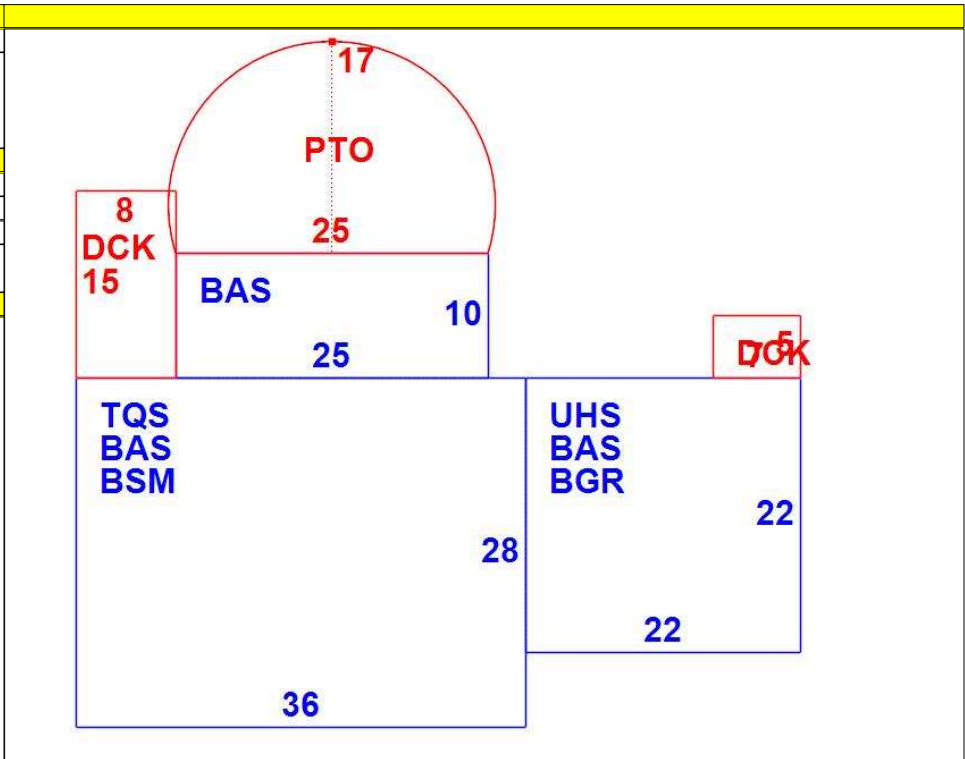
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1492	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	7				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	1492				

**CONDO DATA**

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

**COST / MARKET VALUATION**

Net Other Adj	637,124
Replace Cost	24,795
Year Built	661,919
Effective Year Built	1982
Depreciation Code	2000
Remodel Rating	G
Year Remodeled	
Depreciation %	21
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	79
Cns Sect Rcnld	522,900
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
PERG	PERGOLA	L	144	35.00	2023	A	70	C	1.00	3,500

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,742	1,742	1,742	223.08	388,610
BGR	Basement Gar	0	484	0	0.00	0
BSM	Basement	0	1,008	202	44.71	45,063
DCK	Deck	0	155	16	23.03	3,569
PTO	Patio	0	370	19	11.46	4,239
TQS	Three Quarter Story	756	1,008	756	167.31	168,650
UHS	Unfinished Half Story	0	484	121	55.77	26,993
Ttl Gross Liv / Lease Area		2,498	5,251	2,856		637,124

