

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
DICOSTANZO FRANCIS DICOSTANZO HOLLY 600 BAY RD DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code		Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		557,200	557,200
		SUPPLEMENTAL DATA		0		Heavy		RES LAND	1010		493,000	493,000
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2666 Total Acres 8.398 Chapter Lan GIS ID F_870505_2830195		Cyclical Exemption W District Res Exem		7		RESIDNTL	1010	4,300	4,300			
								Total		1,054,500	1,054,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DICOSTANZO FRANCIS	51293	50	06-27-2019	Q	I	790,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
DUELL CRYSTAL J TT	45982	0146	08-28-2015	Q	I	655,000	00	2023	1010	494,900	2022	1010	449,200	2021	1010	386,900
TITTERINGTON CHRISTOPHER N & HE	36266	0250	08-12-2008	Q	I	680,000	00		1010	528,300		1010	338,500		1010	329,600
MCCAFFREY MICHAEL R	13317	0043	12-15-1994	Q	I	319,000	00		1010	1,800		1010	1,800		1010	1,800
WEISS MANUEL	5479	0438	02-05-1993	Q	I	285,000	00	Total		1,025,000	Total		789,500	Total		718,300

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
0060				

NOTES				

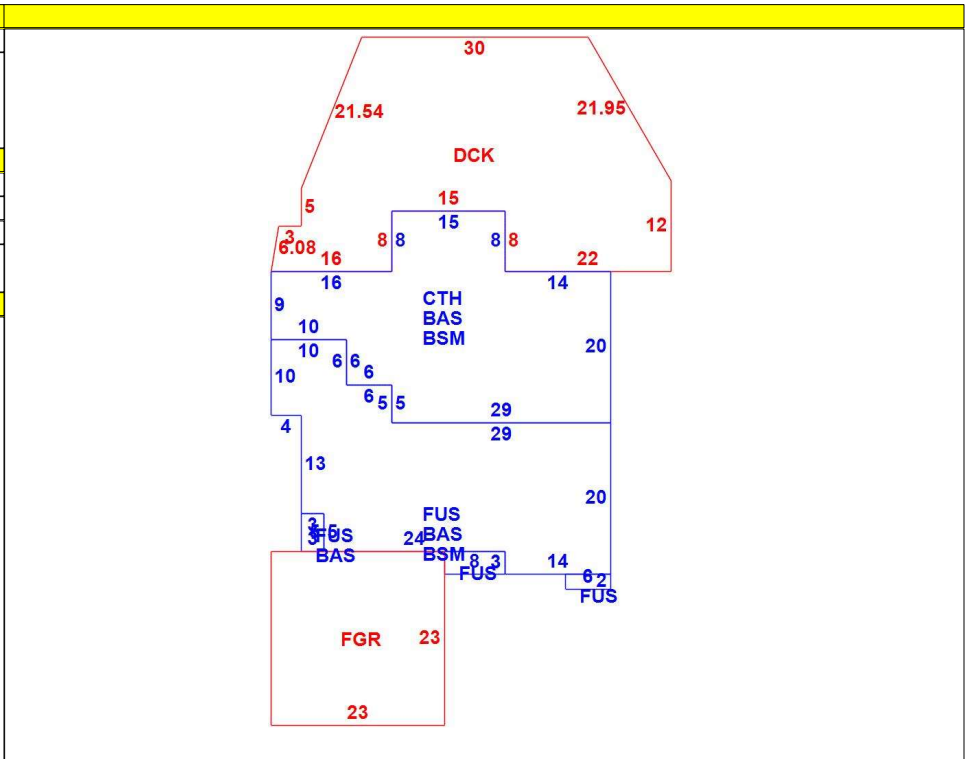
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
QPO-21-10 13670	01-19-2021 05-16-1995	MN NC	Maintenance New Construct	906 3,500		100 100		Basement Insulation only. 15X30X4 ABV GR POOL		05-07-2020 05-09-2015 04-12-2013 02-27-2008	SJD SJD VGS BSB	9 9 1		12 00 20 00	Property Est. - No Access Measure & Listed Field Review 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	PD	Primary	40,000	SF 8.75	1.00000	5	1.00	0060	1.341			1.0000	11.74	469,400
1	1010	Single Family	WP	Residual	0.080	AC 35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.09	3,800
1	1010	Single Family	WP	Undevelop	7.400	AC 2,000.00	1.00000	0	1.00	0060	1.341			1.0000	0.06	19,800
Total Card Land Units					8.40	AC	Parcel Total Land Area					8.40	Total Land Value			493,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	1740	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
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	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	3				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1067				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1740				

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

COST / MARKET VALUATION	
Net Other Adj	572,194
Replace Cost	68,280
Year Built	1984
Effective Year Built	2008
Depreciation Code	E
Remodel Rating	
Year Remodeled	
Depreciation %	13
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	87
Cns Sect Rcnld	557,200
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
SPL4	Above Ground	L	450	8.00	1995	A	70	C	1.00	2,500
SHD1	Shed	L	120	21.00	1995	A	70	C	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,755	1,755	1,755	166.43	292,088
BSM	Basement	0	1,740	348	33.29	57,918
CTH	Cathedral Ceiling	0	880	88	16.64	14,646
DCK	Deck	0	1,236	124	16.70	20,638
FGR	Garage	0	529	212	66.70	35,284
FUS	Finished Upper Story	911	911	911	166.43	151,620
Ttl Gross Liv / Lease Area		2,666	7,051	3,438		572,194

