

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA				
Description		Code		Appraised		Assessed												
ROMANELLI DANIEL		0	Water	0	Two-Way	0	Average			RESIDENTL		1010	601,700	601,700	VISION			
ROMANELLI BARBARA		0	No Sewer	0	Paved	0	Average			RES LAND		1010	448,400	448,400				
6 INDIAN TRL		SUPPLEMENTAL DATA																
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2725 Total Acres .73 Chapter Lan GIS ID F_874013_2831948		Cyclical 7 Exemption W District Res Exem Assoc Pid#						Total		1,050,100	1,050,100					
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
ROMANELLI DANIEL		53585	123	10-08-2020		U	I	1		1A	Year	Code	Assessed	Year	Code	Assessed		
ROMANELLI DANIEL		46928	0005	05-16-2016		Q	I	676,000		00	2023	1010	481,900	2022	1010	451,000		
BRILL TODD G & KATHERINE P		33758	0195	11-30-2006		Q	I	655,000		00		1010	481,700	2021	1010	307,600		
HORNE CHRISTIAN P		29594	0241	12-02-2004		Q	I	670,000		00	Total		963,600	Total		758,600	Total	709,300
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										APPRAISED VALUE SUMMARY								
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)						601,700		
0060										Appraised Xf (B) Value (Bldg)						0		
										Appraised Ob (B) Value (Bldg)						0		
										Appraised Land Value (Bldg)						448,400		
										Special Land Value						0		
										Total Appraised Parcel Value						1,050,100		
										Valuation Method						C		
										Total Appraised Parcel Value						1,050,100		
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			
2019-12	01-17-2019	MN	Maintenance	3,629		100		REAR PATIO DOOR		12-14-2016	SJD	9		01	Measure - No Entry			
8	11-15-2007	MS	Miscellaneous	0		100		JOTUL WOOD STOVE		04-12-2013	VGS			20	Field Review			
20000018	01-26-2000	RM	Remodel	2,500	08-16-2001	100		MSTR BATHRM-W/INCLST		09-16-2004	KP		1	00	Measure & Listed			
12364	06-08-1992	AD	Addition	2,700	01-01-1993	100		ABV GRND POOL 452sf										
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	31,799 SF	10.52	1.00000	5	1.00	0060	1.341			1.0000		14.10	448,400	
Total Card Land Units					0.73	AC	Parcel Total Land Area					0.73	Total Land Value					448,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1818	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	1.9				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			767,523
Interior Floor 2			Net Other Adj		56,700
Heat Fuel	03	Gas	Replace Cost		824,222
Heat Type	04	Forced Air-Duc	Year Built		1950
AC Type	03	Central	Effective Year Built		1994
Bedrooms	4		Depreciation Code		G
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		27
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	0		Percent Good		73
Gas Fireplaces	0		Cns Sect Rcnd		601,700
Sq Ft Fin Bsmt	504		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	1		Misc Imp Ovr Comment		
Bsmt Area	1818		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	1,818	1,818	1,818	247.03	449,101
BSM	Basement	0	1,818	364	49.46	89,919
FNS	Finished 90% Story	907	1,008	907	222.28	224,056
WDK	Deck	0	180	18	24.70	4,447
Ttl Gross Liv / Lease Area		2,725	4,824	3,107		767,523

