

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION				
NASSIOS EVANTHIA PO BOX 1902 FRAMINGHAM MA 01701		0	Water	0	Private	0	Average	Description		Code	Appraised	Assessed						
		0	No Sewer	0	Paved	0	Average	RESIDNTL		1020	491,300	491,300						
		0	Light	RESIDNTL		1020	9,800	9,800										
SUPPLEMENTAL DATA																		
Alt Prcl ID 082/160.0-0272-0001.		Cyclical Exemption W		6														
Scnd Hom		Tax Class T		Tot Fin Are 1575		Total Acres		Chapter La		GIS ID F_867867_2827954		Assoc Pid#						
Total										501,100	501,100							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)				
NASSIOS EVANTHIA				50321	0318	09-24-2018	Q	I	409,900		00	Year	Code	Assessed	Year	Code	Assessed	
GIANCHETTI GINA & MALONEY ANNE				45778	0303	07-10-2015	Q	I	370,000		00	2023	1020	461,300	2022	1020	391,400	
CULLY ROBERT				43507	0316	08-19-2013	Q	I	318,000		00		1020	7,600		1020	7,600	
GAZZOLA JOSEPH J & JOSEPHINE A				16356	0055	06-30-1998	Q	I	243,000		00							
OATES NANCY E				16016	0002	03-24-1998	Q	I	225,000		00							
Total										468,900	Total	399,000	Total	393,600				
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																		
Nbhd		Nbhd Name		B		Tracing		Batch										
0001																		
NOTES																		
BUILDING PERMIT RECORD																		
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments				Date	Id	Type	Is	Cd	Purpose/Result	
145	09-20-2010	MN	Maintenance	1,137		100		1 WINDOW				12-11-2018	SJD	9		01	Measure - No Entry	
20000265	07-06-2000	MN	Maintenance	75,000	06-08-2001	100		FIRE/WATER DAMAGE				03-17-2014	SJD	9		12	Property Estimated - No Ac	
14680	09-29-1997	MN	Maintenance	22,000		100		STRIP + REROOF				07-02-2013	SJD	3		30	Quality Control	
												06-07-2001	KP		1	07	Measure - Info @ Door	
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	1020	Condo			0.000	AC	0.00	1.00000	0	1.00	0000	1.000			0.0000		0	0
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.00	Total Land Value					0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	55	Condominium	AMENITY 1	4	WO Bsmt
Model	05	Res Condo	Amenity 2	2	Deck
Grade	06	Good	Amenity 3		
Stories	2				
Occupancy			CONDO DATA		
Interior Wall 1	05	Drywall	Parcel Id	8009	C 8009 Owne
Interior Wall 2				70 Parks St	B 1 S 1
Interior Floor 1	12	Hardwood	Adjust Type	Code	Description
Interior Floor 2			Condo Flr	B2TI	2 Bedroom TI
Heat Fuel	03	Gas	Condo Unit	1A	1A
Heat Type	04	Forced Air-Duc	COST / MARKET VALUATION		
AC Type	03	Central			
CNS Bedrooms	2		Net Other Adj		566,243
Full Baths	2		Replace Cost		32,900
Half Baths	1		Year Built		1986
Extra Fixtures	1		Effective Year Built		2003
Total Rooms	5		Depreciation Code		G
Bath Style	02	Average	Remodel Rating		
Kitchen Style	02	Average	Year Remodeled		
Kitchen Type	4	Full Eat-In	Depreciation %		18
Kitchen Func	3		Functional Obsol		
Parking Class	3	Deeded	External Obsol		
SF Basement	773		Trend Factor		1.000
Bsmt Garage	0		Condition		
Fireplaces	1		Condition %		
Part Bedroom	0		Percent Good		82
FBM Quality	05	Living Area	Cns Sect Rcnld		491,300
SF Fin Bsmt	500		Dep % Ovr		
Extra Openings	0		Dep Ovr Comment		
Gas Fireplace	0		Misc Imp Ovr		
Parking			Misc Imp Ovr Comment		
AMENITY 1	4	WO Bsmt	Cost to Cure Ovr		
Amenity 2	2	Deck	Cost to Cure Ovr Comment		

FUS (777 sf)
BAS (798 sf)
BSM (773 sf)
WDK (200 sf)

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
FGR1	Garage - 1 Sto	L	270	52.00	1986	A	70	C	1.00	9,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	798	798	798	323.57	258,207
BSM	Basement	0	773	155	64.88	50,153
FUS	Finished Upper Story	777	777	777	323.57	251,412
WDK	Deck	0	200	20	32.36	6,471
Ttl Gross Liv / Lease Area		1,575	2,548	1,750		566,243

