

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
GIRNIUS TOMAS			0	Water	0	Feeder	0	Average	Description	Code		Appraised	Assessed
GIRNIUS RIMA			0	No Sewer	0	Paved	0	Average	RESIDNTL	1020		363,500	363,500
80 PARKS ST R#8					0	Medium			RESIDNTL	1020		4,400	4,400
SUPPLEMENTAL DATA													
DUXBURY	MA	02332	Alt Prcl ID 082/160.0-0272-0002. Scnd Hom Tax Class T Tot Fin Are 1990 Total Acres Chapter La GIS ID F_867983_2828498			Cyclical Exemption W District Res Exem Assoc Pid#				Total		367,900	367,900

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
GIRNIUS TOMAS P & RIMA M TT	58311	232	09-26-2023	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
GIRNIUS TOMAS	51237	44	06-14-2019	Q	I	300,000	00	2023	1020	340,600	2022	1020	287,300	2021	1020	287,300
DRINKWATER JINIA C	38604	0198	06-08-2010	U	I	169,000	1S		1020	2,500		1020	2,500		1020	2,500
FEDERAL HOME LOAN MORTGAGE CORP	38431	0244	04-16-2010	U	I	202,974	1									
SHUGRUE EDWARD L	24765	0213	04-10-2003	Q	I	256,000	00									
								Total		343,100	Total		289,800	Total		289,800

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)	363,500					
0001										Appraised Xf (B) Value (Bldg)	0					
										Appraised Ob (B) Value (Bldg)	4,400					
										Appraised Land Value (Bldg)	0					
										Special Land Value	0					
										Total Appraised Parcel Value	367,900					
										Valuation Method	C					
										Total Appraised Parcel Value	367,900					

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								
2015-28	01-26-2015	RM	Remodel	37,000		100		REMODEL KITCHEN		07-26-2019	SJD	9	1	00	Measure & Listed								
2014-136	07-21-2014	MN	Maintenance	5,000		100		REPLACE 3 WINDOWS		08-15-2013	BH			01	Measure - No Entry								
2014-103	04-25-2014	RM	Remodel	66,500		100		REMOVE EXISTING FLOORI		07-03-2013	SJD	3		30	Quality Control								
2013-20	03-12-2013	MN	Maintenance	1,925		100		REPLACE SLIDER		05-29-2001	KP		1	00	Measure & Listed								
2012-271	10-16-2012	RM	Remodel	15,000		100		RPL EXISTING FLOORING															

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	2	Deck
Model	05	Res Condo	Amenity 2		
Grade	06	Good	Amenity 3		
Stories	1				
Occupancy			CONDO DATA		
Interior Wall 1	05	Drywall	Parcel Id	8010	C 8010
Interior Wall 2					Own
Interior Floor 1	12	Hardwood		80 Parks	B 1 S 1
Interior Floor 2			Adjust Type	Code	Description
Heat Fuel	03	Gas	Condo Flr	B2AC	2 Bedroom AC
Heat Type	04	Forced Air-Duc	Condo Unit	3A	3A
AC Type	03	Central			Factor%
CNS Bedrooms	2				109
Full Baths	2		COST / MARKET VALUATION		
Half Baths	0				432,053
Extra Fixtures	0		Net Other Adj		11,200
Total Rooms	6		Replace Cost		443,273
Bath Style	02	Average	Year Built		1883
Kitchen Style	02	Average	Effective Year Built		2003
Kitchen Type	4	Full Eat-In	Depreciation Code		E
Kitchen Func	2		Remodel Rating		
Parking Class	2	Common	Year Remodeled		
SF Basement	0		Depreciation %		18
Bsmt Garage	0		Functional Obsol		
Fireplaces	1		External Obsol		
Part Bedroom	0		Trend Factor		1.000
FBM Quality			Condition		
SF Fin Bsmt	0		Condition %		
Extra Openings	0		Percent Good		82
Gas Fireplace	0		Cns Sect Rcnd		363,500
Parking			Dep % Ovr		
AMENITY 1	2	Deck	Dep Ovr Comment		
Amenity 2			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

FUS (1,990 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
WDK	Deck	L	302	21.00	2000	A	70	C	1.00	4,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
FUS	Finished Upper Story	1,990	1,990	1,990	217.11	432,053
Ttl Gross Liv / Lease Area		1,990	1,990	1,990		432,053

