

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA					
BOSSI JAMES G & CHRISTINE M			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed			VISION			
100 PARKS ST #D40			0 No Sewer	0 Paved	0 Average	RESIDNTL	1020	394,500	394,500						
DUXBURY MA 02332		<b>SUPPLEMENTAL DATA</b>				Total		394,500	394,500						
Alt Prcl ID 082/160.0-0272-0002.		Cyclical Exemption W		6											
Tax Class T		District Res Exem													
Tot Fin Are 1635		Assoc Pid#													
Total Acres															
Chapter La															
GIS ID F_867983_2828498															
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
BOSSI JAMES G & CHRISTINE M		53330 57	08-28-2020	Q	I	362,500	00	Year	Code	Assessed	Year	Code	Assessed		
MURPHY SHAHREZAD M & RONALD G JR T		44885 0039	10-28-2014	U	I	100	1A	2023	1020	387,300	2022	1020	348,000		
MURPHY RONALD G & SHAHREZAD M		40664 0203	12-01-2011	Q	I	260,000	00				2021	1020	341,900		
MAURIZI PATRICIA		15450 0235	09-02-1997	Q	I	155,000	00	Total		387,300	Total		348,000		
OLIVE CATHERINE E		12893 0082	05-20-1994	U	I	100	1F	Total		387,300	Total		341,900		
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											
0001															
NOTES												Appraised Bldg. Value (Card)		394,500	
CHK VIEW 1997												Appraised Xf (B) Value (Bldg)		0	
												Appraised Ob (B) Value (Bldg)		0	
												Appraised Land Value (Bldg)		0	
												Special Land Value		0	
												Total Appraised Parcel Value		394,500	
												Valuation Method		C	
												Total Appraised Parcel Value		394,500	
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	
BPO-22-92	03-09-2022	MN	Maintenance	116,199		100	03-09-2022	RPLCE SHOWER/TUB & SUR INSTALL 6 ANDERSON REPL	04-22-2021	SJD	9		12	Property Est. - No Access	
2015-9	02-04-2015	MN	Maintenance	10,821		100			11-17-2020	SJT	10		20	Field Review	
									07-03-2013	SJD	3		30	Quality Control	
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	2	Deck
Grade	06	Good	Amenity 3		
Stories	1				
Occupancy			<b>CONDO DATA</b>		
Interior Wall 1	05	Drywall	Parcel Id	8012	C 8012
Interior Wall 2				Bay Farm Bldg 1	B 1 S 1
Interior Floor 1	12	Hardwood	Adjust Type	Code	Description
Interior Floor 2			Condo Flr	B2A1	2 Bedroom A1
Heat Fuel	04	Electric	Condo Unit	1A	1A
Heat Type	04	Forced Air-Duc			Factor%
AC Type	03	Central			102
CNS Bedrooms	2				95
Full Baths	2		<b>COST / MARKET VALUATION</b>		
Half Baths	0		Net Other Adj		488,135
Extra Fixtures	0		Replace Cost		11,200
Total Rooms	5		Year Built		499,336
Bath Style	02	Average	Effective Year Built		1984
Kitchen Style	02	Average	Depreciation Code		2000
Kitchen Type	4	Full Eat-In	Remodel Rating		G
Kitchen Func	4	4	Year Remodeled		
Parking Class	3	Deeded	Depreciation %		21
SF Basement	0		Functional Obsol		
Bsmt Garage	0		External Obsol		
Fireplaces	1		Trend Factor		1.000
Part Bedroom	0		Condition		
FBM Quality			Condition %		
SF Fin Bsmt	0		Percent Good		79
Extra Openings	0		Cns Sect Rcnd		394,500
Gas Fireplace	0		Dep % Ovr		
Parking			Dep Ovr Comment		
AMENITY 1	2	Deck	Misc Imp Ovr		
Amenity 2	2	Deck	Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

BAS  
(1,647 sf)

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WDK  
(100 sf)

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WDK  
(80 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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,647	1,647	1,647	293.17	482,858	
WDK	Deck	0	180	18	29.32	5,277	
Ttl Gross Liv / Lease Area		1,647	1,827	1,665		488,135	

