

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION											
LEONE MARY M TT			0	Water	0	Private	0	Average	Description	Code	Appraised	Assessed	RESIDNTL		1020	639,500	639,500								
LEONE REALTY TRUST			0	No Sewer	0	Paved	0	Average																	
107 TUSSOCK BROOK RD		SUPPLEMENTAL DATA																							
DUXBURY MA 02332		Alt Prcl ID 082/160.0-0272-0110.				Cyclical Exemption W		6																	
		Scnd Hom				District Res Exem																			
		Tax Class T				Assoc Pid#																			
		Tot Fin Are 1680																							
		Total Acres																							
		Chapter La																							
		GIS ID F_867164_2828849								Total		639,500		639,500											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
LEONE MARY M TT				23415 0211		11-15-2002		Q I		450,000		00		Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed			
														2023	1020	600,000	2022	1020	478,000	2021	1020	478,000			
														Total		600,000		Total		478,000		Total		478,000	
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)				639,500									
0001												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				639,500									
												Valuation Method				C									
												Total Appraised Parcel Value				639,500									
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								
2018-76	05-07-2018	MN	Maintenance	13,000		100		STRIP & REROOF				11-03-2020	SJT	10		20	Field Review								
2018-75	05-03-2018	MN	Maintenance	3,172		100		REPLACE CASEMENT WIND				07-02-2013	SJD	3		30	Quality Control								
15234	12-08-1998	RM	Remodel	14,800	03-04-1999	100		FIN 525 SQ' IN BSMNT				03-04-1999	KP		1	00	Measure & Listed								
14999	06-24-1998	NC	New Construct	106,000	03-04-1999	100		UNIT ON 1ST FLOOR																	
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	8005	C 8005 Owne
Interior Wall 2				Bay Farm Tussock	B 1 S 1
Interior Floor 1	12	Hardwood	Adjust Type	Code	Description
Interior Floor 2			Condo Flr	B2AC	2 Bedroom AC
Heat Fuel	03	Gas	Condo Unit	1A	1A
Heat Type	04	Forced Air-Duc			Factor%
AC Type	03	Central			118
CNS Bedrooms	2				105
Full Baths	2		COST / MARKET VALUATION		
Half Baths	1		Net Other Adj		703,172
Extra Fixtures	0		Replace Cost		31,850
Total Rooms	5		Year Built		735,041
Bath Style	02	Average	Effective Year Built		1998
Kitchen Style	02	Average	Depreciation Code		2008
Kitchen Type	4	Full Eat-In	Remodel Rating		G
Kitchen Func	1		Year Remodeled		
Parking Class	3	Deeded	Depreciation %		13
SF Basement	983		Functional Obsol		
Bsmt Garage	0		External Obsol		
Fireplaces	1		Trend Factor		1.000
Part Bedroom	0		Condition		
FBM Quality	05	Living Area	Condition %		
SF Fin Bsmt	490		Percent Good		87
Extra Openings	0		Cns Sect Rcnld		639,500
Gas Fireplace	0		Dep % Ovr		
Parking			Dep Ovr Comment		
AMENITY 1	2	Deck	Misc Imp Ovr		
Amenity 2			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

BAS (1,680 sf)
BSM (983 sf)
FGR (260 sf)
WDK (164 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	1,680	1,680	1,680	352.11	591,552	
BSM	Basement	0	983	197	70.57	69,366	
FGR	Garage	0	260	104	140.85	36,620	
WDK	Deck	0	164	16	34.35	5,634	
Ttl Gross Liv / Lease Area		1,680	3,087	1,997		703,172	

