

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>						
MCWILLIAMS KEVIN J			0 Water	0 Private	0 Average	Description	Code	Appraised	Assessed							
MCWILLIAMS LYNNE M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1020	634,600	634,600							
64 TUSSOCK BROOK RD				0 Light												
<b>SUPPLEMENTAL DATA</b>																
DUXBURY MA 02332		Alt Prcl ID 082/160.0-0272-0112.			Cyclical Exemption W	6										
		Scnd Hom			District Res Exem											
		Tax Class T			Assoc Pid#											
		Tot Fin Are 1718														
		Total Acres 0														
		Chapter La														
		GIS ID F_867295_2829421														
						Total	634,600	634,600								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCWILLIAMS KEVIN J		50957 297	03-29-2019	Q	I	515,000	00	Year	Code	Assessed	Year	Code	Assessed			
KERZNER NATHAN C & RUSSO GINA D		45949 0196	08-21-2015	Q	I	421,000	00	2023	1020	596,100	2022	1020	466,600			
FARREN LORRAINE A & LIOTTA CAROL M		36588 0148	12-08-2008	U	I	1	1F				2021	1020	466,600			
LIOTTA CHARLES JR		20699 0046	10-15-2001	U	I	1	1F									
LIOTTA CHARLES JR		15291 0328	07-01-1997	Q	I	231,900	00									
						Total	596,100	Total	466,600	Total	466,600					
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
QPO-22-23	10-07-2022	MN	Maintenance	1,295		100	10-07-2022	INSTALL AWNING WINDOW			05-06-2020	SJD	9		20	Field Review
										04-28-2016	SJD	9	8	00	Measure & Listed	
										07-02-2013	SJD	3		30	Quality Control	
										06-03-1997	KP		7	01	Measure - No Entry	
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			<b>CONDO DATA</b>		
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	2A	2A
Heat Type	05	Hot Water			Factor%
AC Type	03	Central			118
CNS Bedrooms	2				95
Full Baths	3		<b>COST / MARKET VALUATION</b>		
Half Baths	0		Net Other Adj		670,263
Extra Fixtures	0		Replace Cost		42,700
Total Rooms	5		Year Built		712,984
Bath Style	02	Average	Effective Year Built		1996
Kitchen Style	02	Average	Depreciation Code		2010
Kitchen Type	4	Full Eat-In	Remodel Rating		VG
Kitchen Func	1		Year Remodeled		11
Parking Class	3	Deeded	Depreciation %		
SF Basement	772		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	700		Percent Good		89
Extra Openings	0		Cns Sect Rcnld		634,600
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		

<p><b>BAS</b> (1,718 sf)</p>
<p><b>BSM</b> (772 sf)</p>
<p><b>FGR</b> (700 sf)</p>
<p><b>WDK</b> (164 sf)</p>

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	1,718	1,718	1,718	309.16	531,140	
BSM	Basement	0	772	154	61.67	47,611	
FGR	Garage	0	700	280	123.66	86,565	
WDK	Deck	0	164	16	30.16	4,947	
Ttl Gross Liv / Lease Area		1,718	3,354	2,168		670,263	

