

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
POLISCHUK KYLE S		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
POLISCHUK KENNETH P		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	404,400	404,400	
3 OLD MILL LN				0	Medium			RES LAND	1010	472,700	472,700	
<b>SUPPLEMENTAL DATA</b>												<b>VISION</b>
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1719 Total Acres 1.148 Chapter Lan			Cyclical 7 Exemption W District Res Exem			RESIDNTL	1010	31,700	31,700	
GIS ID F_870019_2831712		Assoc Pid#						Total		908,800	908,800	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
POLISCHUK KYLE S		43517 0057	08-21-2013	Q	I	489,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
KOSS RONALD J & MEGAN O		27051 0123	11-18-2003	Q	I	395,000	00	2023	1010	304,400	2022	1010	255,600	2021	1010	254,200
									1010	462,900		1010	388,200		1010	300,500
									1010	29,300						
								Total		796,600	Total		643,800	Total		554,700

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)					404,400			
0070											Appraised Xf (B) Value (Bldg)					0			
										Appraised Ob (B) Value (Bldg)					31,700				
										Appraised Land Value (Bldg)					472,700				
										Special Land Value					0				
										Total Appraised Parcel Value					908,800				
										Valuation Method					C				
										Total Appraised Parcel Value					908,800				

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-21-191	06-21-2021	BP	Bldg Permit	27,000	05-25-2022	100		30' above ground pool.		05-18-2022	SJT	5		20	Field Review
2014-12	01-08-2014	RM	Remodel	17,000	04-10-2014	100		RM BASEMENT, 4 NEW WINDO		11-05-2020	SJT	10		20	Field Review
48	02-13-2004	RM	Remodel	20,000		100		FINISH 2ND FLOOR		04-10-2014	SJD	9	1	00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										10-02-2005	KP		1	00	Measure & Listed

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	1010	Single Family	RC	Primary	40,000	SF	8.75	1.00000	5	1.00	0070	1.389			ES95	0.9500	11.55	461,900
1	1010	Single Family	RC	Residual	0.230	AC	35,000.00	1.00000	5	1.00	0060	1.341				1.0000	1.08	10,800
Total Card Land Units					1.15	AC	Parcel Total Land Area					1.15	Total Land Value					472,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1100	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	02	Shed			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	02	Oil	Net Other Adj		466,990
Heat Type	05	Hot Water	Replace Cost		32,305
AC Type	01	None	Year Built		1966
Bedrooms	3		Effective Year Built		2002
Full Baths	2		Depreciation Code		VG
Half Baths	0		Remodel Rating		
Extra Fixtures	1		Year Remodeled		
Total Rooms	6		Depreciation %		19
Bath Style	03	Modern	Functional Obsol		
Kitchen Style	03	Modern	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		81
Sq Ft Fin Bsmt	442		Cns Sect Rcnld		404,400
FBM Quality	04	Above Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1100		Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

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
SPL4	Above Ground	L	1	27000.00	2021	G	85	C	1.00	23,000
GNR	GENERATOR	L	1	12400.00	2022	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,100	1,100	1,100	209.13	230,044
BSM	Basement	0	1,100	220	41.83	46,009
CTH	Cathedral Ceiling	0	216	22	21.30	4,601
FGR	Garage	0	528	211	83.57	44,127
TQS	Three Quarter Story	663	884	663	156.85	138,654
WDK	Deck	0	168	17	21.16	3,555
Ttl Gross Liv / Lease Area		1,763	3,996	2,233		466,990

