

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>
NAVARRO, AMILCAR			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	
LILIANA VALERO DE NAVARRO			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	880,100	880,100	
15 WHITEPINE LN		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	471,200	471,200		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3956 Total Acres .955 Chapter Lan GIS ID F_871304_2832209			Cyclical 7 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	2,100	2,100	
						Total		1,353,400	1,353,400	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
NAVARRO, AMILCAR		52307 122	02-04-2020	Q	I	800,000	00	Year	Code	Assessed	Year	Code	Assessed	
YUN JONG G (AKA YOON JONG G)		10308 0343	05-13-1991	U	I	179,500	1L	2023	1010	676,100	2022	1010	622,300	
									1010	505,700		1010	321,300	
									1010	1,400		1010	1,400	
						Total		1,183,200	Total		945,000	Total		917,900

EXEMPTIONS			OTHER ASSESSMENTS				APPRaised VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 880,100			
									Appraised Xf (B) Value (Bldg) 0			
									Appraised Ob (B) Value (Bldg) 2,100			
									Appraised Land Value (Bldg) 471,200			
									Special Land Value 0			
									Total Appraised Parcel Value 1,353,400			
									Valuation Method C			
									Total Appraised Parcel Value 1,353,400			

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
QPO-20-17	12-08-2020	MN	Maintenance	5,735		100		Insulate attic floor. Install 94 Pro	06-29-2023	SJT	5		06	Inspection Only
BP-20-45	02-24-2020	RM		42,500	08-25-2020	100	08-11-2020	REMOVE KITCHEN CABINETS	08-25-2020	SJT	5		20	Field Review
2016-129	07-19-2016	MN	Maintenance	4,100		100		ROOF	05-07-2020	SJD	9		20	Field Review
2013-197	10-18-2013	MN	Maintenance	10,975		100		STRIP & REROOF	04-12-2013	VGS			20	Field Review
448	10-17-2002	MN	Maintenance	2,500		100		INSULATE EXT WALLS	09-13-2011	KP		1	00	Measure & Listed
107	03-27-2002	NC	New Construct	272,000	12-14-2002	100		1 FAM HSE/GARAGE						

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	0060	1.341			1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.038 AC	35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.10	1,800
Total Card Land Units					0.96 AC	Parcel Total Land Area					0.96	Total Land Value			471,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2121	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	25	Vinyl Siding	Parcel Id		C
Exterior Wall 2					B
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		1,035,065
Interior Floor 2			Replace Cost		1,142,947
Heat Fuel	03	Gas	Year Built		2002
Heat Type	08	Radiant-Water	Effective Year Built		2008
AC Type	03	Central	Depreciation Code		A
Bedrooms	4		Remodel Rating		
Full Baths	4		Year Remodeled		
Half Baths	1		Depreciation %		13
Extra Fixtures	1		Functional Obsol		10
Total Rooms	8		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		77
Fireplaces	1		Percent Good		77
Extra Openings	0		Cns Sect Rcnld		880,100
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	1805		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	2121		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
SHD1	Shed	L	120	21.00	2023	G	85	C	1.00	2,100

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,139	2,139	2,139	211.15	451,654
BSM	Basement	0	2,121	424	42.21	89,528
DCK	Deck	0	148	15	21.40	3,167
FEP	Finished Enclosed Porch	0	256	154	127.02	32,517
FGH	Heated Garage	0	576	288	105.58	60,812
FOP	Open Porch	0	90	14	32.85	2,956
FST	Finished Utility Area	0	58	29	105.58	6,123
FUS	Finished Upper Story	1,817	1,817	1,817	211.15	383,663
PTO	Patio	0	440	22	10.56	4,645
Ttl Gross Liv / Lease Area		3,956	7,645	4,902		1,035,065

