

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
OKTAY YESUGEY			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
OKTAY SHIRLEY ANN MCMAHON			0 No Sewer	0 Paved	0 Average	RESIDNTL	1090	526,700	526,700
PO BOX 2795				0 Light		RES LAND	1090	794,700	794,700
DUXBURY MA 02331		SUPPLEMENTAL DATA			RESIDNTL	1090	13,300	13,300	
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3232 Total Acres .925 Chapter Lan GIS ID F_872249_2830449		Cyclical 7 Exemption W District Res Exem Assoc Pid#					
						Total	1,334,700	1,334,700	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
OKTAY YESUGEY		15516 97	09-29-1997	U	I	160,000	1F	Year	Code	Assessed	Year	Code	Assessed
OKTAY YESUGEY		15302 217	07-07-1997	U	I		1A	2023	1090	391,500	2022	1090	323,900
									1090	945,300		1090	728,900
									1090	3,100		1090	3,100
								Total	1,339,900	Total	1,055,900	Total	931,600

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
		Total	0.00					

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	526,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	13,300
Appraised Land Value (Bldg)	794,700
Special Land Value	0
Total Appraised Parcel Value	1,334,700
Valuation Method	C
Total Appraised Parcel Value	1,334,700

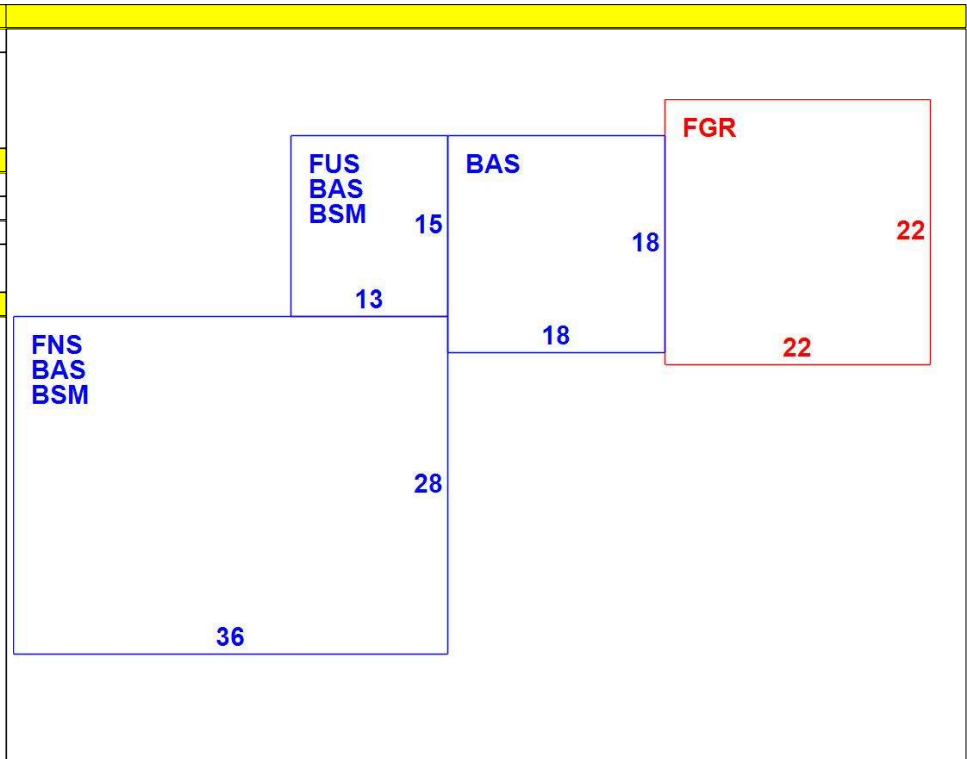
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

NOTES													

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
2017-145	07-19-2017	MN	Maintenance	6,100		100		REPAIR OUTSIDE TRIM		01-29-2019	AO	0	1	06	Inspection Only
14770	12-23-1997	NC	New Construct	60,000	01-01-1999	100		12X17OFIC/14X20BDRM		01-30-2017	SJD	0	1	00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										10-12-2012	KP	6		30	Quality Control
										01-01-2012	K/S	0	1	00	Measure & Listed
										04-23-1999	KP		7	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	1090	Multi Houses	RC	Primary	40,288 SF	8.75	1.00000	5	1.00	0080	1.503		V150	1.5000	19.73	794,700
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			794,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1203	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.85				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	05	Conc Block			
Bsmt Garage	0				
Bsmt Area	1203				



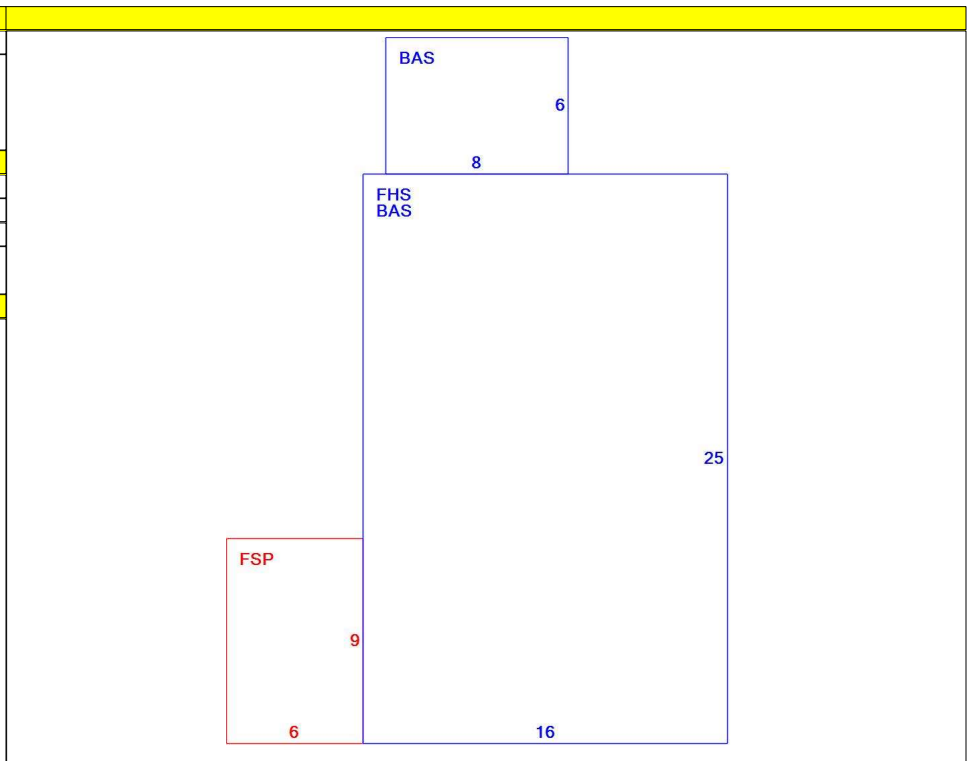
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
PTO	Patio	L	441	15.00	1995	A	70	C	1.00	4,600
GNR	GENERATOR	L	1	12400.00	2022	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,527	1,527	1,527	196.85	300,584
BSM	Basement	0	1,203	241	39.43	47,440
FGR	Garage	0	484	194	78.90	38,188
FNS	Finished 90% Story	907	1,008	907	177.12	178,539
FUS	Finished Upper Story	195	195	195	196.85	38,385
Ttl Gross Liv / Lease Area		2,629	4,417	3,064		603,136



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
OKTAY YESUGEY OKTAY SHIRLEY ANN MCMAHON PO BOX 2795 DUXBURY MA 02331		0	Water	0	Cul-De-Sac	0	Average	Description	Code		Appraised	Assessed				
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1090		526,700	526,700				
		SUPPLEMENTAL DATA		0	Light			RES LAND	1090		794,700	794,700				
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3232 Total Acres .925 Chapter Lan GIS ID F_872249_2830449		Cyclical Exemption W District Res Exem		7		RESIDNTL	1090	13,300	13,300							
						Total		1,334,700	1,334,700							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
OKTAY YESUGEY		15516 97	09-29-1997	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed			
OKTAY YESUGEY		15302 217	07-07-1997	U	I	160,000	1A	2023	1090	391,500	2022	1090	323,900			
								1090	945,300		2021	1090	321,100			
								1090	3,100		1090	728,900	607,400			
											1090	3,100	3,100			
		Total						1,339,900		Total		1,055,900				
								Total				931,600				
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
			0.00													
ASSESSING NEIGHBORHOOD																
Nbhd		Nbhd Name		B		Tracing		Batch								
0080																
NOTES																
ANTIQUE AUXILIARY STRUCTURE																
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		
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	
2	1090	Multi Houses			0.000 AC	0.00	1.00000	0	1.00	0080	1.503		0.0000	0.00	0	
Total Card Land Units					0.00 AC	Parcel Total Land Area					0.92	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	0	
Model	01	Residential	Bsmt Type	00	
Grade	03	Average	Unfin Area	0.00	N/A
Stories	1.5				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			124,089
Interior Floor 2			Net Other Adj		5,000
Heat Fuel	01	Wood/Coal/None	Replace Cost		129,090
Heat Type	01	None	Year Built		1750
AC Type	01	None	Effective Year Built		1988
Bedrooms	1		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		33
Total Rooms	3		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		67
Gas Fireplaces	0		Cns Sect Rcnld		86,500
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	0		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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value	
BAS	First Floor	448	448	448	188.30	84,358	
FHS	Finished Half Story	200	400	200	94.15	37,660	
FSP	Screened Porch	0	54	11	38.36	2,071	
Ttl Gross Liv / Lease Area		648	902	659		124,089	

