

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BIZINKAUSKAS PETER M TT			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
BIZINKAUSKAS CHARLENE T			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	361,700	361,700	
P.O. BOX 1509		SUPPLEMENTAL DATA			RES LAND	1010	333,200	333,200		
DUXBURY MA 02331		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1858 Total Acres .938 Chapter Lan GIS ID F_876093_2848121			Cyclical 5 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	2,700	2,700	
						Total		697,600	697,600	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BIZINKAUSKAS PETER M TT	56486	220	02-25-2022	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BIZINKAUSKAS PETER M	17741	0013	08-05-1999	Q	I	231,000	00	2023	1010	277,700	2022	1010	255,000	2021	1010	231,800
BARREIRA BRIAN E	13737	0291	08-02-1995	U	I	1	1A		1010	346,500		1010	285,600		1010	239,500
BARREIRA BRIAN E	10340	0049	06-21-1991	Q	I	165,000	00		1010	1,800		1010	1,800		1010	1,800
								Total		626,000	Total		542,400	Total		473,100

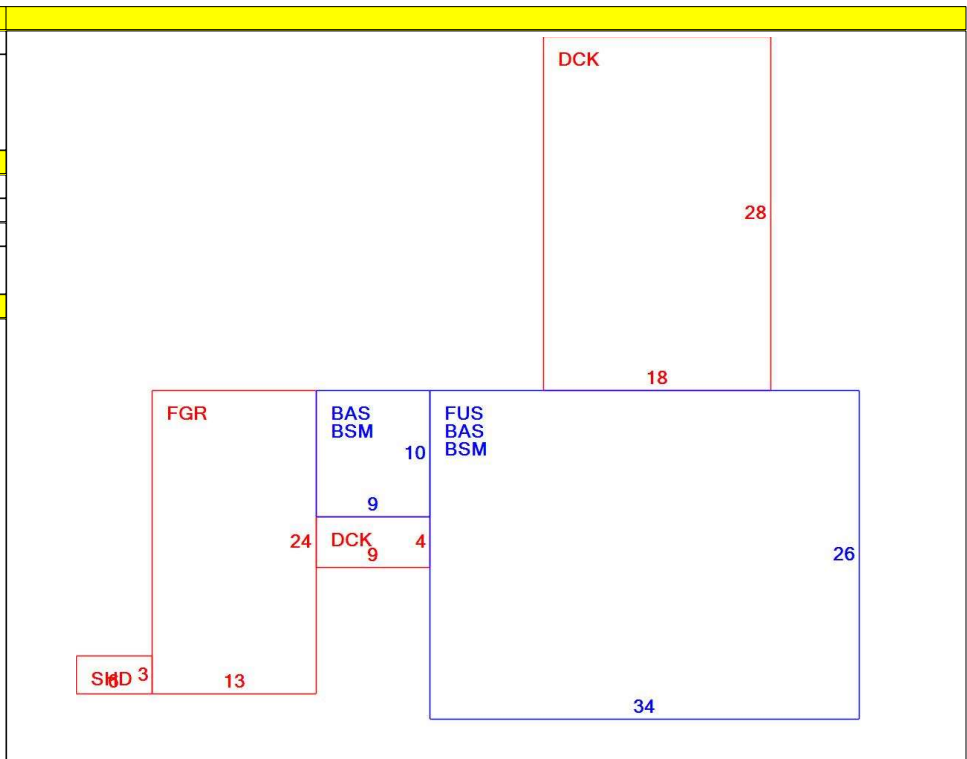
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int										
Total			0.00																

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch					
0050					Appraised Bldg. Value (Card)				361,700
					Appraised Xf (B) Value (Bldg)				0
					Appraised Ob (B) Value (Bldg)				2,700
					Appraised Land Value (Bldg)				333,200
					Special Land Value				0
					Total Appraised Parcel Value				697,600
					Valuation Method				C
					Total Appraised Parcel Value				697,600

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-23-28	09-11-2023	MN	Maintenance	16,385		100		STRIP & REROOF		11-21-2018	JLF	2		30	Quality Control
										04-12-2013	VGS			20	Field Review
										03-13-2013	AO	6	6	30	Quality Control
										05-31-2008	BSB		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	0050	1.000	ACROSS FROM RETAIL PROP	E95	0.9500	8.75	332,500
1	1010	Single Family	RC	Residual	0.020	AC 35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.80	700
Total Card Land Units					0.94	AC	Parcel Total Land Area					0.94	Total Land Value			333,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	974	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			457,125
Interior Floor 2			Net Other Adj		38,350
Heat Fuel	03	Gas	Replace Cost		495,475
Heat Type	05	Hot Water	Year Built		1980
AC Type	01	None	Effective Year Built		1994
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		27
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		73
Gas Fireplaces	0		Cns Sect Rcnld		361,700
Sq Ft Fin Bsmt	560		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	974		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
SHD1	Shed	L	180	21.00	2000	A	70	C	1.00	2,600
SPL3	Ing Hot Tub	L	1	72.00	2000	A	70	C	1.00	100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	974	974	974	204.26	198,945
BSM	Basement	0	974	195	40.89	39,830
DCK	Deck	0	540	54	20.43	11,030
FGR	Garage	0	312	125	81.83	25,532
FUS	Finished Upper Story	884	884	884	204.26	180,562
SHD	Attached Shed	0	18	6	68.09	1,226
Ttl Gross Liv / Lease Area		1,858	3,702	2,238		457,125

