

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
ARBITRAGE REALTY TRUST		0	Water	0	Arterial	0	Average	Description	Code		Appraised	Assessed				
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1090		98,500	98,500				
				0	Heavy			RES LAND	1090		394,400	394,400				
C/O STILES LAW 892 PLAIN ST, STE 200 MARSHFIELD MA 02050		SUPPLEMENTAL DATA				RESIDNTL	1090	300	300							
		Alt Prcl ID		Cyclical		5										
		Scnd Home		Exemption												
Tax Class		T		W												
Tot Fin Area		1352		District												
Total Acres		.32		Res Exem												
Chapter Lan																
GIS ID		F_875763_2845637		Assoc Pid#												
						Total		493,200	493,200							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ARBITRAGE REALTY TRUST		49029 0067	10-10-2017	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed			
ARBITRAGE LLC TT		48210 0083	03-17-2017	U	I	454,165	1	2023	1090	84,600	2022	1090	71,200			
PINA ANTONIO TT		47285 0023	08-05-2016	Q	I	399,900	00		1090	384,600		1090	326,800			
MAYFIELD LEE STORY		14387 0347	03-24-1993	U	I	100	1		1090	200		1090	200			
		Total						Total	469,400	Total	398,200	Total	374,600			
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								
0070																
NOTES																
BUILDING PERMIT RECORD																
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	0070	1.389		0.0000	0.00	0
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.32	Total Land Value			0

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description			
Style	01	Ranch	Bsmt Area	0				
Model	01	Residential	Bsmt Type	00				
Grade	02	Below Average	Unfin Area	0.00	N/A			
Stories	1							
Occupancy	1		CONDO DATA					
Exterior Wall 1	05	Average	Parcel Id		C	Own		
Exterior Wall 2					B	S		
Roof Structure	03	Gable	Adjust Type	Code	Description	Factor%		
Roof Cover	03	Asphalt	Condo Flr					
Interior Wall 1	02	Wall Board	Condo Unit					
Interior Wall 2			COST / MARKET VALUATION					
Interior Floor 1	09	Pine/Soft Wood				52,686		
Interior Floor 2			Net Other Adj			2,125		
Heat Fuel	00	None	Replace Cost			54,811		
Heat Type	01	None	Year Built			1930		
AC Type	01	None	Effective Year Built			1973		
Bedrooms	1		Depreciation Code			F		
Full Baths	0		Remodel Rating					
Half Baths	1		Year Remodeled					
Extra Fixtures	0		Depreciation %			48		
Total Rooms	2		Functional Obsol					
Bath Style	01	Old Style	External Obsol					
Kitchen Style	01	Old Style	Trend Factor			1.000		
Extra Kitchens	0		Condition					
Fireplaces	0		Condition %					
Extra Openings	0		Percent Good			52		
Gas Fireplaces	0		Cns Sect Rcnld			28,500		
Sq Ft Fin Bsmt	0		Dep % Ovr					
FBM Quality			Dep Ovr Comment					
Foundation	05	Conc Block	Misc Imp Ovr					
Bsmt Garage	0		Misc Imp Ovr Comment					
Bsmt Area	0		Cost to Cure Ovr					
			Cost to Cure Ovr Comment					

BAS	14
30	

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	420	420	420	125.44	52,686	
Ttl Gross Liv / Lease Area		420	420	420		52,686	

