

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>
PITTENGER DANIEL R & JULIA R TT PITTENGER FAMILY LIVING TRUST 188 ALDEN ST		1 Level	0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	
DUXBURY MA 02332			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	802,200	802,200	
		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	490,600	490,600		
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3264 Total Acres 1.008 Chapter Lan GIS ID F_876324_2842215			Cyclical 5 Exemption W District Res Exem Assoc Pid#		Total		1,292,800	1,292,800

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
PITTENGER DANIEL R & JULIA R TT		48311 0008	04-14-2017	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed		
PITTENGER DANIEL R		15360 0103	07-30-1997	Q	I	225,000	00	2023	1010	596,200	2022	1010	495,700		
									1010	479,300	2021	1010	461,900		
												1010	365,800		
								Total		1,075,500	Total		900,100	Total	827,700

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					
0070									
NOTES				VISIT / CHANGE HISTORY					
				Date	Id	Type	Is	Cd	Purpose/Result
				04-16-2019	SJT	5		00	Measure & Listed
				04-12-2013	VGS			20	Field Review
				08-10-2007	KP		1	00	Measure & Listed
				Total Appraised Parcel Value				1,292,800	
				Valuation Method				C	
				Total Appraised Parcel Value				1,292,800	

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
2018-110	04-02-2018	AD	Addition	141,000	04-16-2019	100		2.6'X 12.6' 1ST FL ADDITION. R	04-16-2019	SJT	5		00	Measure & Listed
148	12-04-2007	MN	Maintenance	2,000		100		REPL 10 WINDOWS	04-12-2013	VGS			20	Field Review
454	12-19-2006	RM	Remodel	10,000		100		KITCHEN	08-10-2007	KP		1	00	Measure & Listed
287	07-05-2002	AD	Addition	87,000	03-06-2004	100		2 STRY ADD & GARAGE						
12043	09-26-1991	NC	New Construct	86,000	01-10-1992	100		2STY CAPE W/DECK						

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			1.0000	12.16	486,200
1	1010	Single Family	RC	Residual	0.090	AC 35,000.00	1.00000	5	1.00	0070	1.389			1.0000	1.12	4,400
Total Card Land Units					1.01	AC	Parcel Total Land Area			1.01	Total Land Value			490,600		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1536	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area		Full
Stories	1.75				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	02	Shed	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			895,150
Interior Floor 2			Net Other Adj		26,880
Heat Fuel	03	Gas	Replace Cost		922,030
Heat Type	05	Hot Water	Year Built		1991
AC Type	03	Central	Effective Year Built		2008
Bedrooms	4		Depreciation Code		VG
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		13
Total Rooms	9		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		87
Gas Fireplaces	0		Cns Sect Rcnld		802,200
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	1536		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	Undeprec Value
BAS	First Floor	1,584	1,584	1,584	226.05	358,060
BSM	Basement	0	1,536	307	45.18	69,397
FGR	Garage	0	910	364	90.42	82,281
FHS	Finished Half Story	120	240	120	113.02	27,126
FOP	Open Porch	0	168	25	33.64	5,651
FUS	Finished Upper Story	480	480	480	226.05	108,503
TQS	Three Quarter Story	1,080	1,440	1,080	169.54	244,132
Ttl Gross Liv / Lease Area		3,264	6,358	3,960		895,150

