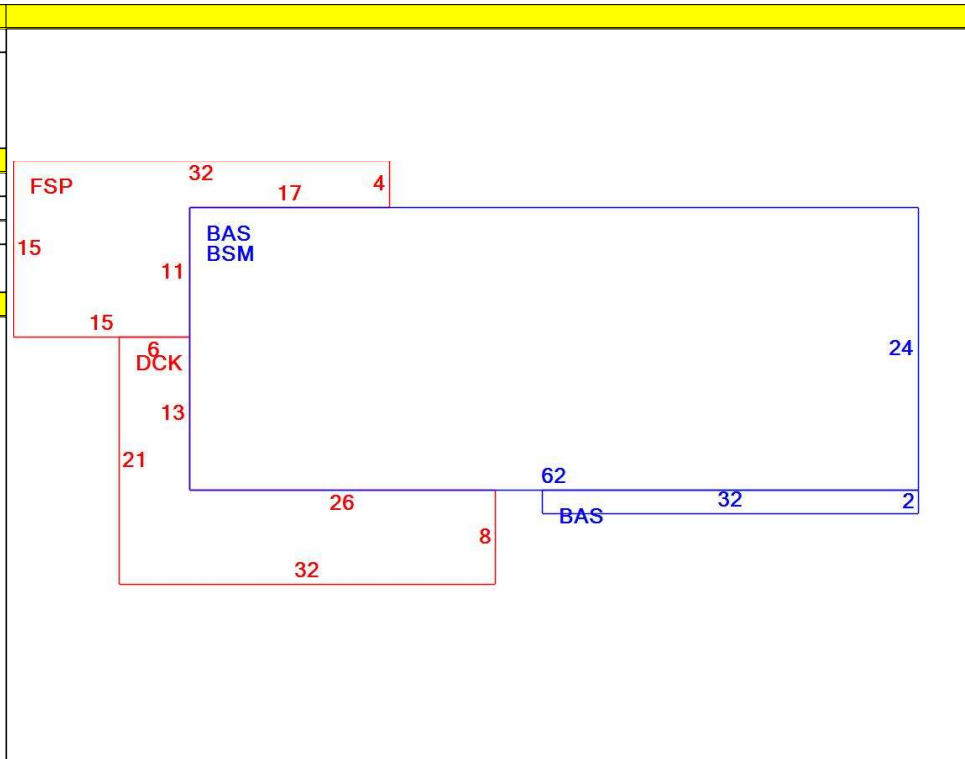


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA						
KORITES BERNARD J			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed			VISION				
190 DUCK HILL RD			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	234,700	234,700							
DUXBURY MA 02332		SUPPLEMENTAL DATA			0 Medium	RES LAND	1010	854,800	854,800	VISION						
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1552 Total Acres .998 Chapter Lan GIS ID F_878351_2847077		Cyclical 5 Exemption W District Res Exem Assoc Pid#			Total		1,089,500	1,089,500								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
KORITES BERNARD J		13015 0043	07-13-1994	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed			
								2023	1010	227,200	2022	1010	187,000			
									1010	835,100		1010	704,600			
								Total		1,062,300	Total		891,600			
								Total		801,600	Total		801,600			
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								
0070																
NOTES																
1 ROOM LOWER LEVEL																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result		
									10-08-2020	SJT	10		20	Field Review		
									04-12-2013	VGS			20	Field Review		
									03-25-2008	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	0070	1.389		V175	1.7500	21.27	850,900
1	1010	Single Family	OS	Residual	0.080 AC	35,000.00	1.00000	5	1.00	0070	1.389			1.0000	1.12	3,900
Total Card Land Units					1.00 AC	Parcel Total Land Area					1.00	Total Land Value				854,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	1488	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1				
Occupancy	1		<b>CONDO DATA</b>		
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		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			298,252
Interior Floor 2			Net Other Adj		37,000
Heat Fuel	02	Oil	Replace Cost		335,252
Heat Type	05	Hot Water	Year Built		1960
AC Type	01	None	Effective Year Built		1991
Bedrooms	4		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		30
Total Rooms	6		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		70
Gas Fireplaces	0		Cns Sect Rcnd		234,700
Sq Ft Fin Bsmt	864		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1488		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	1,552	1,552	1,552	153.58	238,356	
BSM	Basement	0	1,488	298	30.76	45,767	
DCK	Deck	0	334	33	15.17	5,068	
FSP	Screened Porch	0	293	59	30.93	9,061	
Ttl Gross Liv / Lease Area		1,552	3,667	1,942		298,252	

