

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
ZAVERUCHA WALTER J		0	Water	0	Cul-De-Sac	0	Very Good	Description	Code	Appraised	Assessed	905 DUXBURY, MA
ZAVERUCHA SUSAN G		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	993,400	993,400	
109 ABRAMS HILL				0	Light			RES LAND	1010	1,733,800	1,733,800	
SUPPLEMENTAL DATA								RESIDNTL	1010	36,500	36,500	
DUXBURY	MA	02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2118 Total Acres .809 Chapter Lan		Cyclical Exemption W District Res Exem		8					VISION
GIS ID		F_880449_2846144	Assoc Pid#						Total	2,763,700	2,763,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ZAVERUCHA WALTER J		47771 0035	11-21-2016	Q	I	975,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
REID HELEN & FAIRBANK HOBART TT		19944 0100	06-01-2001	U	I	100	1F	2023	1010	891,500	2022	1010	825,100	2021	1010	713,500
FAIRBANK ABRAMS HILL TRUST		14838 0017	12-11-1996	U	I	100	1F		1010	1,639,600		1010	1,363,600		1010	1,296,900
									1010	23,300		1010	23,300		1010	17,300
								Total	2,554,400		Total	2,212,000		Total	2,027,700	

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0081				

APPRaised VALUE SUMMARY											
Appraised Bldg. Value (Card)										993,400	
Appraised Xf (B) Value (Bldg)										0	
Appraised Ob (B) Value (Bldg)										36,500	
Appraised Land Value (Bldg)										1,733,800	
Special Land Value										0	
Total Appraised Parcel Value										2,763,700	
Valuation Method										C	
Total Appraised Parcel Value										2,763,700	

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
BP-19-117	04-23-2019	BP		29,000	06-25-2019	100		INGROUND POOL WITH POLY	06-25-2019	SJT	5		20	Field Review
2017-392	11-20-2017	BP	Bldg Permit	10,000	04-24-2018	100		IN CONJUNCTION WITH BP-20	03-19-2019	SJT	5		01	Measure - No Entry
2017-271	08-18-2017	NC	New Construct	627,000	03-19-2019	100		SINGLE FAMILY DWELLING 1S	04-24-2018	JLF	5		00	Measure & Listed
2017-270	08-18-2017	DM	Demolish	14,500	04-24-2018	100		DEMO EXISTING STRUCTURE	10-08-2015	JLF	10	1	00	Measure & Listed
									04-12-2013	VGS			20	Field Review
									02-27-2002	KP		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	35,243 SF	9.65	1.00000	5	1.00	0081	2.549		V200	2.0000	49.20	1,733,800
Total Card Land Units					0.81	AC	Parcel Total Land Area					0.81	Total Land Value			1,733,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area		
Model	01	Residential	Bsmt Type	04	
Grade	10	Custom +	Unfin Area		Full
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	08	Wood On Sheath	Parcel Id		C
Exterior Wall 2	14	Wood Shingle			B S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Fir		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			829,568
Interior Floor 2			Net Other Adj		184,090
Heat Fuel	04	Electric	Replace Cost		1,013,659
Heat Type	07	Radiant-Elec.	Year Built		2017
AC Type	03	Central	Effective Year Built		2019
Bedrooms	4		Depreciation Code		E
Full Baths	4		Remodel Rating		
Half Baths	2		Year Remodeled		
Extra Fixtures	6		Depreciation %		2
Total Rooms	9		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		98
Gas Fireplaces	2		Cns Sect Rcnd		993,400
Sq Ft Fin Bsmt	2400		Dep % Ovr		
FBM Quality	05	Living Area	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area			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
GNR	GENERATOR	L	1	12400.00	2017	E	100	B	1.50	18,600
SPL1	Ing Pool - Ave	L	140	64.00	2019	E	100	A	2.00	17,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,884	2,884	2,884	218.65	630,595
BSM	Basement	0	2,648	530	43.76	115,886
CRL	Crawl Space	0	236	0	0.00	0
DCK	Deck	0	321	32	21.80	6,997
FGR	Garage	0	576	230	87.31	50,290
FOP	Open Porch	0	279	42	32.92	9,183
PTO	Patio	0	252	13	11.28	2,842
SHD	Attached Shed	0	96	34	77.44	7,434
VLT	Vaulted Ceiling	0	570	29	11.12	6,341
Ttl Gross Liv / Lease Area		2,884	7,862	3,794		829,568

