

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA					
PELEGRINI DAVID A & PAMELA J TT 27 RAILROAD AVENUE REALTY TRU 27 RAILROAD AVE #2				0 Water 0 No Sewer		0 Two-Way 0 Gravel 0 Medium		0 Average 0 Average		Description	Code	Appraised	Assessed						
DUXBURY MA 02332										BLDG	343U	507,000	507,000	<b>VISION</b>					
<b>SUPPLEMENTAL DATA</b> Alt Prcl ID 082/170.0-0741-0102. Cyclical Exemption 70 Scnd Hom Tax Class T Tot Fin Are 2320 Total Acres 0 Chapter La GIS ID F_877397_2843411 Assoc Pid#										Total		507,000	507,000						
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
PELEGRINI DAVID A & PAMELA J TT				39365	0265	12-07-2010	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
PELEGRINI DAVID				24101	0274	01-31-2003	U	I	235,000		2023	343U	445,400	2022	343U	384,600	2021	343U	437,100
Total											445,400	Total	384,600	Total	437,100				
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			Appraised Bldg. Value (Card)					507,000	
0001													Appraised Xf (B) Value (Bldg)					0	
												Appraised Ob (B) Value (Bldg)					0		
												Appraised Land Value (Bldg)					0		
												Special Land Value					0		
												Total Appraised Parcel Value					507,000		
												Valuation Method					C		
												Total Appraised Parcel Value					507,000		
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				
25	01-24-2003	RM	Remodel	10,000		100		COMB UNITS 2 & 4		05-14-2014	DG			00	Measure & Listed				
										04-12-2013	VGS			20	Field Review				
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	343U	Comm Condo			0.000 AC	0.00	1.00000	C	1.00	0000	1.000				0.0000	0	0		
Total Card Land Units					0.00 AC	Parcel Total Land Area					0.00	Total Land Value					0		

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd	Description				Element	Cd	Description				
Style	56	Condo Com				AMENITY 1						
Model	06	Com Condo				Amenity 2						
Grade	06	Good				Amenity 3						
Stories	1					<b>CONDO DATA</b>						
Occupancy						Parcel Id	8022	C	8022	Own		
Interior Wall 1	05	Drywall					21-33 Railroad Ave		B	1	S	1
Interior Wall 2						Adjust Type	Code	Description		Factor%		
Interior Floor 1	14	Carpet				Condo Flr	CO	Office		110		
Interior Floor 2						Condo Unit	1A	1A		100		
Heat Fuel	03	Gas				<b>COST / MARKET VALUATION</b>						
Heat Type	04	Forced Air-Duc				Net Other Adj			633,685			
AC Type	03	Central				Replace Cost			633,708			
CNS Bedrooms	0					Year Built			1992			
Full Baths	0					Effective Year Built			2001			
Half Baths	1					Depreciation Code			A			
Extra Fixtures	0					Remodel Rating						
Total Rooms	1					Year Remodeled						
Bath Style	02	Average				Depreciation %			20			
Kitchen Style	02	Average				Functional Obsol						
Kitchen Type	1	None				External Obsol						
Kitchen Func	5					Trend Factor			1.000			
Parking Class	2	Common				Condition						
SF Basement	0					Condition %						
Bsmt Garage	0					Percent Good			80			
Fireplaces	0					Cns Sect Rcnd			507,000			
Part Bedroom	0					Dep % Ovr						
FBM Quality						Dep Ovr Comment						
SF Fin Bsmt	0					Misc Imp Ovr						
Extra Openings	0					Misc Imp Ovr Comment						
Gas Fireplace	0					Cost to Cure Ovr						
Parking						Cost to Cure Ovr Comment						
AMENITY 1												
Amenity 2												
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	2,320	2,320	2,320	273.14	633,685						
Ttl Gross Liv / Lease Area		2,320	2,320	2,320		633,685						

<p><b>BAS</b> (2,320 sf)</p>
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