

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
CIMINI AMELIA FARINICK ANDREW 266 HARRISON ST DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed								
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	225,700	225,700								
		SUPPLEMENTAL DATA		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2988 Total Acres 2.108 Chapter Lan GIS ID F_877213_2840924		Cyclical 5 Exemption W District Res Exem Assoc Pid#		RES LAND	1010	539,100	539,100								
								RESIDNTL	1010	24,500	24,500								
								Total		789,300	789,300								
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
CIMINI AMELIA CAVALLO JAMES HARRIS ANTHONY H & MCELROY SUS JOHNSON BRUCE R BROZMAN EDWARD R		53810	111	11-12-2020		Q	I	700,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		46398	0016	12-17-2015		Q	I	710,000		00	2023	1010	171,700	2022	1010	157,100	2021	1010	253,900
		13742	0192	08-04-1995		Q	I	367,000		00		1010	641,000		1010	494,800		1010	412,800
		12675	0159	02-18-1994		Q	I	360,000		00		1010	18,800		1010	18,800		1010	18,800
		9874	0344	07-31-1990		Q	I	225,000		00	Total		831,500	Total		670,700	Total		685,500
		Total																	
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											
0080																			
NOTES																			
40% FUNC. FOR ELECTRIC AND LAYOUT																			
Appraised Bldg. Value (Card)												225,700							
Appraised Xf (B) Value (Bldg)												0							
Appraised Ob (B) Value (Bldg)												24,500							
Appraised Land Value (Bldg)												539,100							
Special Land Value												0							
Total Appraised Parcel Value												789,300							
Valuation Method												C							
Total Appraised Parcel Value												789,300							
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		
BPO-21-392	08-24-2021	MN	Maintenance	3,252		100	08-24-2021	Weatherization & air sealing.				06-09-2021	SJD	9		12	Property Est. - No Access		
2014-99	06-11-2014	MN	Maintenance	14,400		100		STRIP & REROOF 30 SQUARE				06-02-2015	SJD	7	1	00	Measure & Listed		
185	11-03-2011	MN	Maintenance	6,000		100		ROOF				04-12-2013	VGS			20	Field Review		
610	12-08-2004	AD	Addition	14,000		100		12X15 SUN ROOM				04-07-2008	BSB			07	Measure - Info @ Door		
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	0080	1.503					1.0002	13.15	526,100	
1	1010	Single Family	WP	Residual	0.190	AC 35,000.00	1.00000	5	1.00	0080	1.503					1.0000	1.21	10,000	
1	1010	Single Family	WP	Undevelop	1.000	AC 2,000.00	1.00000	0	1.00	0080	1.503					1.0000	0.07	3,000	
Total Card Land Units					2.11	AC	Parcel Total Land Area					2.11	Total Land Value					539,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	0	
Model	01	Residential	Bsmt Type	06	
Grade	07	Very Good	Unfin Area	0.00	None
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	06	Mansard			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	04	Electric	Net Other Adj		692,409
Heat Type	07	Radiant-Elec.	Replace Cost		35,680
AC Type	04	Unit/Ac	Year Built		728,089
Bedrooms	4		Effective Year Built		1970
Full Baths	4		Depreciation Code		1992
Half Baths	0		Remodel Rating		A
Extra Fixtures	3		Year Remodeled		
Total Rooms	10		Depreciation %		29
Bath Style	02	Average	Functional Obsol		40
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	1		Condition %		
Gas Fireplaces	0		Percent Good		31
Sq Ft Fin Bsmt	0		Cns Sect Rcnld		225,700
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	0		Misc Imp Ovr Comment		
			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
FGR1	Garage - 1 Sto	L	672	52.00	1990	A	70	C	1.00	24,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,818	1,818	1,818	236.64	430,212
FNS	Finished 90% Story	1,053	1,170	1,053	212.98	249,182
FOP	Open Porch	0	56	8	33.81	1,893
WDK	Deck	0	468	47	23.77	11,122
Ttl Gross Liv / Lease Area		2,871	3,512	2,926		692,409

