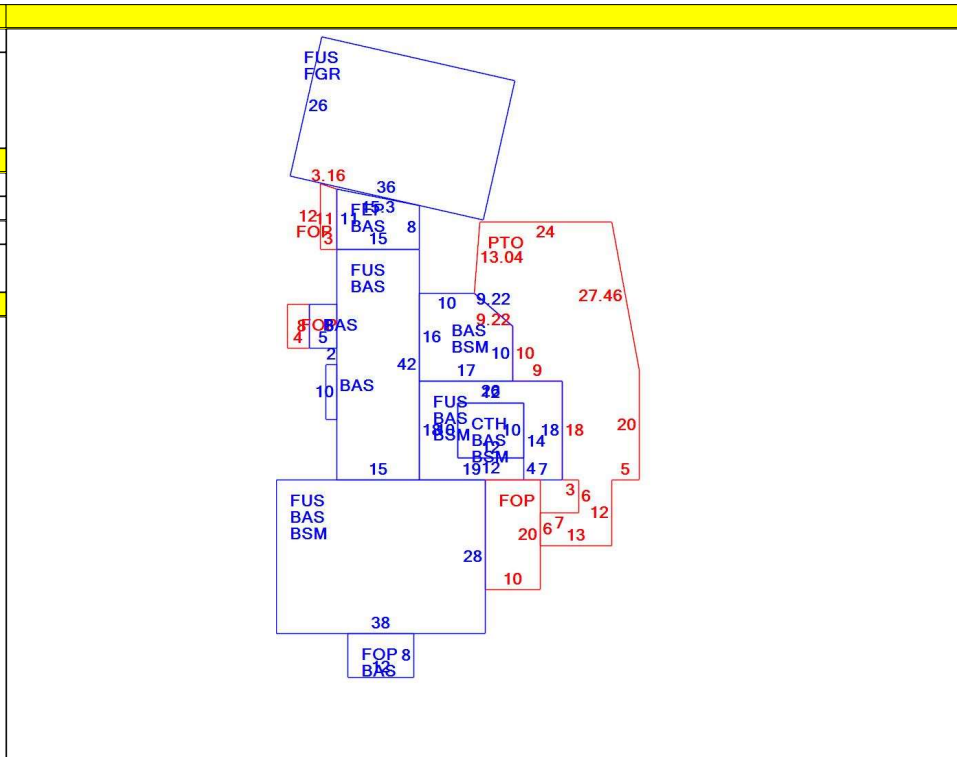


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>						
MUTKOSKI JOHN M MUTKOSKI KIM M 486 WASHINGTON ST  DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code			Appraised	Assessed			
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010			1,362,100	1,362,100			
		SUPPLEMENTAL DATA		0		Medium	RES LAND	1010	1,322,400			1,322,400				
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 5689 Total Acres 1.238 Chapter Lan GIS ID F_880998_2840608		Cyclical Exemption W District Res Exem		8	RESIDNTL	1010	91,800	91,800								
						Total		2,776,300	2,776,300							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MUTKOSKI JOHN M		44257 0233	04-25-2014	Q	I	1,800,000	00	Year	Code	Assessed	Year	Code	Assessed			
MUNCEY KATHLEEN P		21871 0220	04-09-2002	U	I	100	1F	2023	1010	1,352,600	2022	1010	1,218,800			
KPM RLTY TRUST		15080 0049	04-07-1997	U	I	100	1A		1010	1,153,600		1010	784,800			
MUNCEY PETER N JR		9978 0211	10-05-1990	Q	I	355,000	00		1010	51,500		1010	51,500			
						Total		2,557,700	Total	2,055,100	Total	1,808,700				
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																
Nbhd	Nbhd Name	B	Tracing	Batch												
0090																
NOTES																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result		
BPO-22-299	08-01-2022	RM	Remodel	156,700		100		REPLACE KITCHEN CABINETS	05-14-2018	JLF	5		01	Measure - No Entry		
QPO-22-76	04-28-2022	MN	Maintenance	22,660		100	04-28-2022	PARTIAL ROOF REPLACEMEN	05-07-2015	SJD	9	1	00	Measure & Listed		
QPO-21-33	12-27-2021	MN	Maintenance	6,600		100	12-27-2021	BARN ROOF	04-12-2013	VGS			20	Field Review		
2016-85	03-28-2016	RM	Remodel	52,202	05-14-2018	100		REMODEL MASTER BATH, REP	09-17-2012	KP	6		30	Quality Control		
2015-67	03-25-2015	BP	Bldg Permit	35,000	05-14-2018	100		20' X 40' INGROUND GUNITE P	06-30-2009	D-K		1	00	Measure & Listed		
10	01-27-2012	MN	Maintenance	4,500		100		6 WINDOWS								
193	06-20-2008	AD	Addition	138,000		100		G936'CN/OVER.2ND936'								
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	0090	3.661			1.0000	32.04	1,281,400
1	1010	Single Family	RC	Residual	0.320 AC	35,000.00	1.00000	5	1.00	0090	3.661			1.0000	2.94	41,000
Total Card Land Units					1.24 AC	Parcel Total Land Area					1.24	Total Land Value				1,322,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	1783	
Model	01	Residential	Bsmt Type	03	
Grade	10	Custom +	Unfin Area	0.00	Partial
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id _____ C _____ Owne _____		
Exterior Wall 1	14	Wood Shingle	_____ B _____ S _____		
Exterior Wall 2			Adjust Type Code Description Factor%		
Roof Structure	04	Hip	Condo Flr _____		
Roof Cover	03	Asphalt	Condo Unit _____		
Interior Wall 1	03	Plaster	<b>COST / MARKET VALUATION</b>		
Interior Wall 2			Net Other Adj 1,482,434		
Interior Floor 1	09	Pine/Soft Wood	Replace Cost 83,230		
Interior Floor 2			Year Built 1,565,663		
Heat Fuel	03	Gas	Year Built 1813		
Heat Type	05	Hot Water	Effective Year Built 2008		
AC Type	03	Central	Depreciation Code R		
Bedrooms	4		Remodel Rating _____		
Full Baths	4		Year Remodeled _____		
Half Baths	1		Depreciation % 13		
Extra Fixtures	3		Functional Obsol _____		
Total Rooms	12		External Obsol _____		
Bath Style	02	Average	Trend Factor 1.000		
Kitchen Style	03	Modern	Condition _____		
Extra Kitchens	1		Condition % _____		
Fireplaces	3		Percent Good 87		
Extra Openings	3		Cns Sect Rcnld 1,362,100		
Gas Fireplaces	1		Dep % Ovr _____		
Sq Ft Fin Bsmt	0		Dep Ovr Comment _____		
FBM Quality			Misc Imp Ovr _____		
Foundation	03	Stone	Misc Imp Ovr Comment _____		
Bsmt Garage	0		Cost to Cure Ovr _____		
Bsmt Area	1783		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
BRN5	Barn - 2 Story	L	840	69.00	1985	A	70	C	1.00	40,600
SPL1	Ing Pool - Ave	L	800	64.00	2015	E	100	C	1.00	51,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,712	2,712	2,712	223.70	606,664
BSM	Basement	0	1,783	357	44.79	79,859
CTH	Cathedral Ceiling	0	120	12	22.37	2,684
FEP	Finished Enclosed Porch	0	143	86	134.53	19,238
FGR	Garage	0	936	374	89.38	83,662
FOP	Open Porch	0	363	54	33.28	12,080
FUS	Finished Upper Story	2,978	2,978	2,978	223.70	666,167
PTO	Patio	0	1,071	54	11.28	12,080
Ttl Gross Liv / Lease Area		5,690	10,106	6,627		1,482,434

