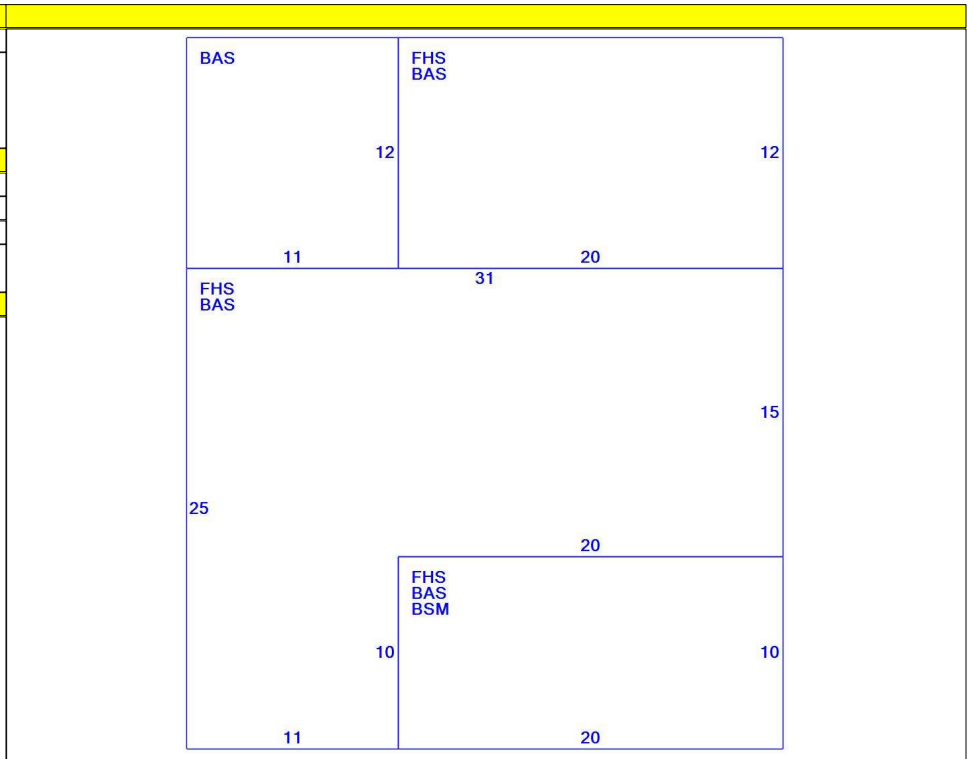


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA					
ROMANO PAUL & ROSEMARY C TT THE ROMANO REVOCABLE TRUST 58 CEDAR ST				0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed						
DUXBURY MA 02332				0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	315,600	315,600						
				0		0	Medium			RES LAND	1010	1,039,400	1,039,400						
SUPPLEMENTAL DATA														VISION					
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1770 Total Acres .32 Chapter Lan				Cyclical Exemption W District Res Exem		8													
		GIS ID F_880932_2843940		Assoc Pid#						Total 1,355,000 1,355,000									
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
ROMANO PAUL & ROSEMARY C TT			56508	30	03-02-2022		U	I	1		1A	Year	Code	Assessed	Year	Code	Assessed		
ROMANO PAUL			4347	0315	10-18-1977		U	I	47,500		1	2023	1010	235,900	2022	1010	197,000		
												1010	905,000	2021	1010	620,100	2021	1010	196,600
																		535,900	
			Total									Total 1,140,900		Total 817,100		Total 732,500			
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											
0090																			
NOTES																			
												Appraised Bldg. Value (Card) 315,600							
												Appraised Xf (B) Value (Bldg) 0							
												Appraised Ob (B) Value (Bldg) 0							
												Appraised Land Value (Bldg) 1,039,400							
												Special Land Value 0							
												Total Appraised Parcel Value 1,355,000							
												Valuation Method C							
												Total Appraised Parcel Value 1,355,000							
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				
										10-14-2015	JLF	10	1	00	Measure & Listed				
										04-12-2013	VGS			20	Field Review				
										03-31-2008	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	13,939 SF	20.37	1.00000	5	1.00	0090	3.661			1.0000	74.57	1,039,400			
Total Card Land Units					0.32 AC	Parcel Total Land Area					0.32	Total Land Value					1,039,400		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	200	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	200.00	Full
Stories	1.65				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	03	Plaster			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	01	None			
Bedrooms	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	05	Conc Block			
Bsmt Garage	0				
Bsmt Area	200				

CONDO DATA			
Parcel Id		C	Own
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
	424,454
Net Other Adj	20,010
Replace Cost	444,463
Year Built	1910
Effective Year Built	1992
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	29
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	71
Cns Sect Rcnld	315,600
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,147	1,147	1,147	250.42	287,226
BSM	Basement	0	200	40	50.08	10,017
FHS	Finished Half Story	508	1,015	508	125.33	127,211
Ttl Gross Liv / Lease Area		1,655	2,362	1,695		424,454

