

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
TUFANKJIAN EVELENA TT			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
65 PETERSON ROAD REALTY TRUS			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	963,100	963,100
65 PETERSON RD		SUPPLEMENTAL DATA			RES LAND	1010	1,312,100	1,312,100	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3833 Total Acres .459 Chapter Lan			Cyclical Exemption W District Res Exem	RESIDNTL	1010	1,800	1,800
GIS ID F_884770_2842691		Assoc Pid#			Total		2,277,000	2,277,000	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
TUFANKJIAN EVELENA TT		51227 139	06-13-2019	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
TUFANKJIAN DAVID C		18923 0138	09-28-2000	Q	I	627,500	00	2023	1010	806,500	2022	1010	671,200
									1010	1,691,800		1010	809,900
									1010	2,100		1010	2,100
								Total		2,500,400	Total		1,483,200
								Total			Total		1,357,600

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

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	963,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,800
Appraised Land Value (Bldg)	1,312,100
Special Land Value	0
Total Appraised Parcel Value	2,277,000
Valuation Method	C
Total Appraised Parcel Value	2,277,000

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0130			

NOTES											

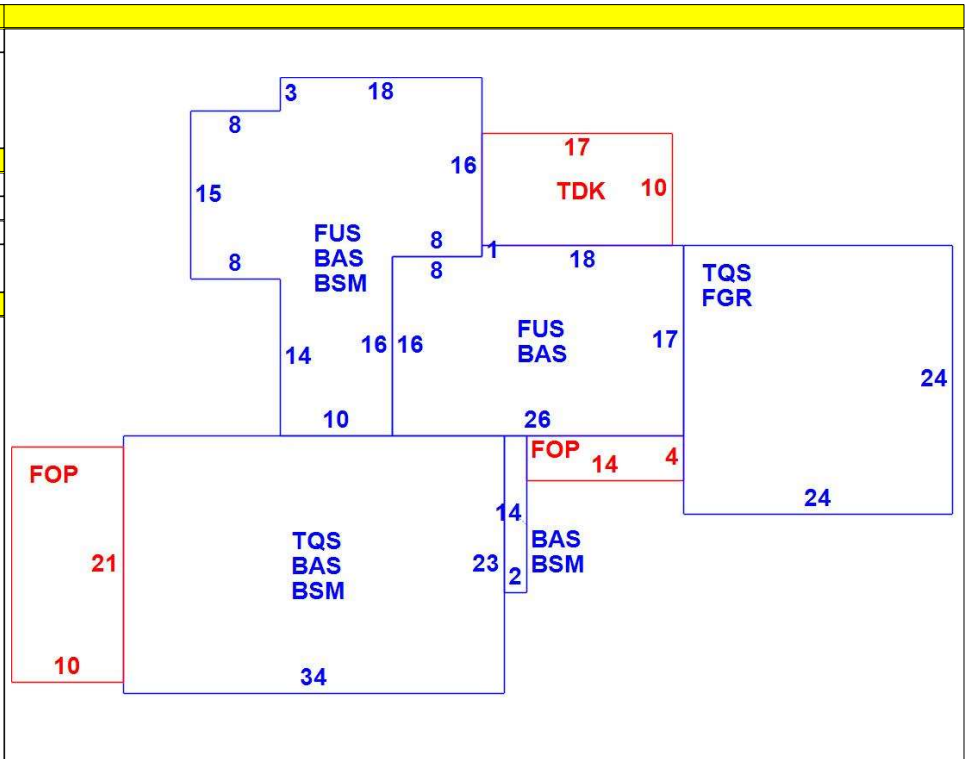
BUILDING PERMIT RECORD							VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
246	05-16-2003	AD	Addition	115,000		100		2 STRY ADD & PORCH	02-24-2023	SJD	0	1	00	Measure & Listed
									04-12-2013	VGS			20	Field Review
									09-30-2005	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	20,024 SF	15.39	1.00000	5	1.00	0130	4.259		1.0000	65.53	1,312,100
Total Card Land Units					0.46 AC	Parcel Total Land Area					0.46	Total Land Value			1,312,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1378	
Model	01	Residential	Bsmt Type	03	
Grade	09	Custom	Unfin Area	0.00	Partial
Stories	1.85				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	02	Shed			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	3				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	9				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	390				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1378				

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

COST / MARKET VALUATION		
Net Other Adj		1,172,342
Replace Cost		62,415
Year Built		1,234,758
Effective Year Built		1946
Depreciation Code		1999
Remodel Rating		VG
Year Remodeled		
Depreciation %		22
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		78
Cns Sect Rcnld		963,100
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
SHD1	Shed	L	120	21.00	2000	A	70	C	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,812	1,812	1,812	266.68	483,231
BSM	Basement	0	1,378	276	53.41	73,605
FGR	Garage	0	576	230	106.49	61,337
FOP	Open Porch	0	266	40	40.10	10,667
FUS	Finished Upper Story	1,002	1,002	1,002	266.68	267,217
TDK	Trex Deck	0	170	17	26.67	4,534
TQS	Three Quarter Story	1,019	1,358	1,019	200.11	271,751
Ttl Gross Liv / Lease Area		3,833	6,562	4,396		1,172,342

