

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
TUFANKJIAN CHERYL, DAVID AND G 389 KING CAESAR RD TRUST 389 KING CAESAR RD		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA	
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	1,210,900	1,210,900		
				0	Medium	0	Bay Vw	RES LAND	1010	4,120,300	4,120,300		
SUPPLEMENTAL DATA												VISION	
Alt Prcl ID		Cyclical		8		RESIDNTL		1010		55,100			
Scnd Home		Exemption		W									
Tax Class T		District		Res Exem									
DUXBURY MA 02332		Total Acres 1.058		Chapter Lan		GIS ID F_886547_2842948		Assoc Pid#		Total 5,386,300		5,386,300	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
TUFANKJIAN CHERYL, DAVID AND GRE		LCC 121936	06-08-2015	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
TUFANKJIAN CHARLES		LCC 105678	07-09-2004	U	I	0		2023	1010	1,286,000	2022	1010	1,118,100	2021	1010	991,900
TUFANKJIAN CHARLES & CHERYL TTS		LCC 105677	07-09-2004	U	I	0			1010	3,798,000		1010	3,386,500		1010	2,938,800
NOONAN THOMAS V JR TR		LCC 105677	07-09-2004	U	I	0			1010	48,000		1010	48,000		1010	48,000
Total										5,132,000	Total		4,552,600	Total		3,978,700

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						APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B		Tracing		Batch					
0130								This signature acknowledges a visit by a Data Collector or Assessor			
NOTES						Appraised Bldg. Value (Card) 1,210,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 55,100 Appraised Land Value (Bldg) 4,120,300 Special Land Value 0 Total Appraised Parcel Value 5,386,300 Valuation Method C Total Appraised Parcel Value 5,386,300					

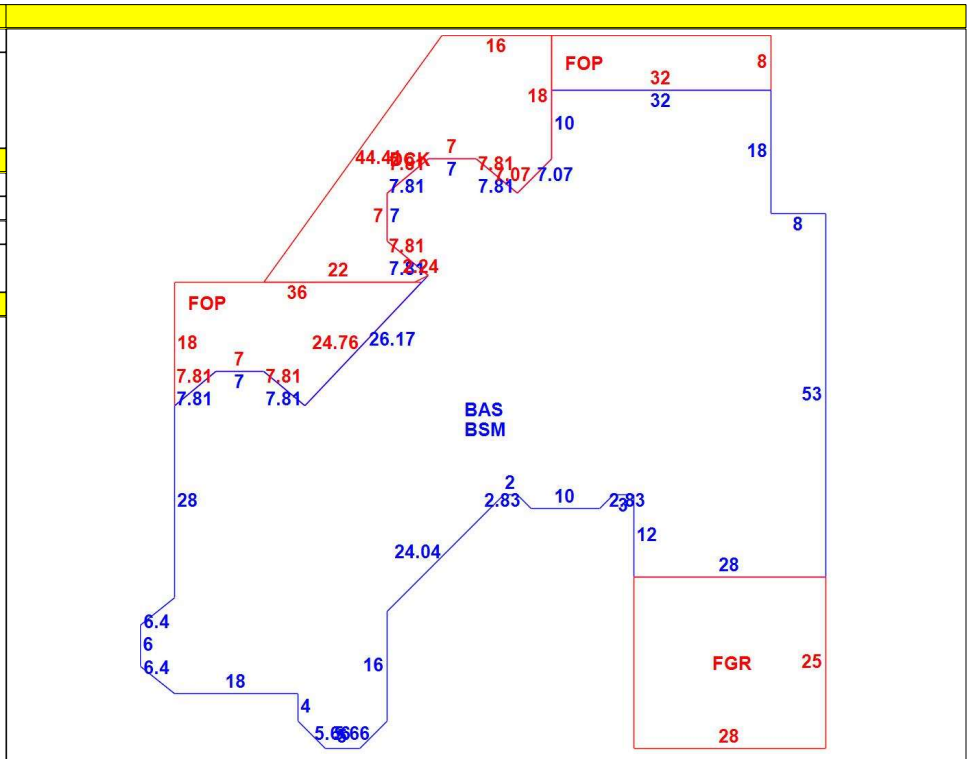
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
24	08-03-2005	MN	Maintenance	4,000		100		RE-ROOF		06-01-2023	SJD	10		12	Property Est. - No Access
13934	12-28-1995	NC	New Construct	316,000	03-24-1997	100		52X28 1STY SING FAM		04-12-2013	VGS			20	Field Review
13901	11-15-1995	DM	Demolish	8,500	06-03-1996	100		DMLSH HSE, INSTL FNC		07-02-2008	BSB			01	Measure - No Entry

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	0130	4.259	WTRFRNT/PARKING IS ADJA		W275	2.7500	102.49	4,099,400
1	1010	Single Family	WP	Residual	0.140	AC 35,000.00	1.00000	5	1.00	0130	4.259				1.0000	3.43	20,900
Total Card Land Units					1.06	AC	Parcel Total Land Area				1.06	Total Land Value					4,120,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	5401	
Model	01	Residential	Bsmt Type	04	
Grade	09	Custom	Unfin Area	0.00	Full
Stories	1				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	04	Hip			
Roof Cover	03	Asphalt			
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	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures	3				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	5401				

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

COST / MARKET VALUATION	
Net Other Adj	1,305,753
Replace Cost	39,710
Year Built	1,345,463
Effective Year Built	1996
Depreciation Code	2011
Remodel Rating	E
Year Remodeled	
Depreciation %	10
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	90
Cns Sect Rcnld	1,210,900
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
SPL2	Ing Pool-Good	L	884	89.00	1980	A	70	C	1.00	55,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	5,401	5,401	5,401	188.37	1,017,365
BSM	Basement	0	5,401	1,080	37.67	203,435
DCK	Deck	0	675	68	18.98	12,809
FGR	Garage	0	700	280	75.35	52,742
FOP	Open Porch	0	686	103	28.28	19,402
Ttl Gross Liv / Lease Area		5,401	12,863	6,932		1,305,753

