

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
SCHIAVONI THEODORE L			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	
SCHIAVONI LEAH N			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	900,100	900,100	
51 UPLAND RD		SUPPLEMENTAL DATA			RES LAND	1010	1,397,800	1,397,800		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2684 Total Acres .647 Chapter Lan GIS ID F_884827_2842217			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	22,700	22,700	
						Total		2,320,600	2,320,600	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
SCHIAVONI THEODORE L		48276 0116	04-03-2017	Q	I	990,000	00	Year	Code	Assessed	Year	Code	Assessed
REYNOLDS MARY BARTLETT TT		36277 0317	08-15-2008	U	I	1	1F	2023	1010	429,500	2022	1010	333,500
									1010	1,288,500		1010	845,900
									1010	17,400		1010	17,400
						Total		1,735,400		Total		1,196,800	
								Total				1,061,900	

EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 900,100			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

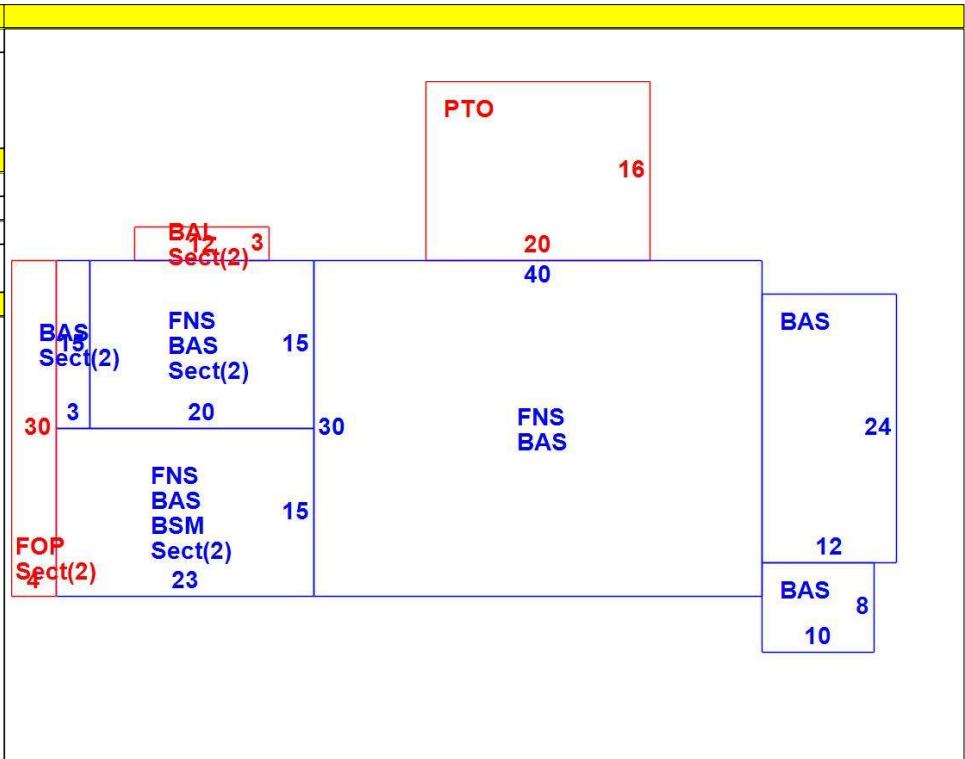
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0130			Batch

NOTES													
MOVED IN 1961 FROM 135-131-002 247 KING CAESAR ROAD													
										Appraised Land Value (Bldg) 1,397,800			
										Special Land Value 0			
										Total Appraised Parcel Value 2,320,600			
										Valuation Method C			
										Total Appraised Parcel Value 2,320,600			

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-21-451	10-25-2021	RM	Remodel	85,000	04-06-2022	100	09-30-2021	Reno existing 1st floor 30x38 sec		09-30-2021	SJT	5		01	Measure - No Entry
BPO-21-5	02-22-2021	AD	Addition	292,500	03-28-2022	100	07-19-2022	2 story addition to subject with a f		06-02-2021	SJT	5		20	Field Review
										04-27-2021	SJT	5		06	Inspection Only
										04-05-2021	SJT	5		20	Field Review
										04-23-2018	SJD	9	1	07	Measure - Info @ Door
										04-12-2013	VGS			20	Field Review
										01-19-2000	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	28,166 SF	11.65	1.00000	5	1.00	0130	4.259		1.0000	49.63	1,397,800
Total Card Land Units					0.65 AC	Parcel Total Land Area					0.65	Total Land Value			1,397,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	0	
Model	01	Residential	Bsmt Type	02	
Grade	08	Excellent	Unfin Area	0.00	Crawl
Stories	1.75				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			643,356
Interior Floor 2			Net Other Adj		32,375
Heat Fuel	03	Gas	Replace Cost		1,066,166
Heat Type	05	Hot Water	Year Built		1904
AC Type	01	None	Effective Year Built		1997
Bedrooms	3		Depreciation Code		VG
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		24
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style			Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		76
Gas Fireplaces	0		Cns Sect Rcnld		513,600
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	0		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	616	52.00	1980	A	70	C	1.00	22,400
TDK	TREX DECK	L	162	21.00	2021	G	5	B	1.50	300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,568	1,568	1,568	241.50	378,672
FNS	Finished 90% Story	1,080	1,200	1,080	217.35	260,820
PTO	Patio	0	320	16	12.08	3,864
Ttl Gross Liv / Lease Area		2,648	3,088	2,664		643,356



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION				
SCHIAVONI THEODORE L SCHIAVONI LEAH N 51 UPLAND RD DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed							
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	900,100	900,100							
		SUPPLEMENTAL DATA		Cyclical Exemption W		8		RES LAND	1010	1,397,800	1,397,800							
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2684 Total Acres .647 Chapter Lan GIS ID F_884827_2842217		District Res Exem		Assoc Pid#		RESIDNTL	1010	22,700	22,700									
										Total	2,320,600	2,320,600						
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
SCHIAVONI THEODORE L REYNOLDS MARY BARTLETT TT		48276	0116	04-03-2017	Q	I	990,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
		36277	0317	08-15-2008	U	I	1	1F	2023	1010	429,500	2022	1010	333,500	2021	1010	273,000	
										1010	1,288,500	845,900	1010	17,400	1010	17,200		
										Total	1,735,400	Total	1,196,800	Total	1,061,900			
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										
0130																		
NOTES																		
MOVED IN 1961 FROM 135-131-002 247 KING CAESAR ROAD																		
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											04-27-2021	SJT	5		06	Inspection Only		
											04-05-2021	SJT	5		20	Field Review		
											04-23-2018	SJD	9	1	07	Measure - Info @ Door		
											04-12-2013	VGS			20	Field Review		
											01-19-2000	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	28,166	SF	11.65	1.00000	5	1.00	0130	4.259		1.0000	49.63	1,397,800		
Total Card Land Units					0.65	AC	Parcel Total Land Area					0.65	Total Land Value			1,397,800		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	0	
Model	01	Residential	Bsmt Type	03	
Grade	10	Custom +	Unfin Area	0.00	Partial
Stories	1.75				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			385,310
Interior Floor 2			Net Other Adj		5,125
Heat Fuel	03	Gas	Replace Cost		1,066,166
Heat Type	05	Hot Water	Year Built		2021
AC Type	01	None	Effective Year Built		2020
Bedrooms	1		Depreciation Code		A
Full Baths	0		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	1	
Total Rooms	5		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor	1.000	
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good	99	
Gas Fireplaces	0		Cns Sect Rcnld		386,500
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	0		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
BAL	Balcony	0	36	4	31.43	1,132
BAS	First Floor	690	690	690	282.90	195,201
BSM	Basement	0	345	69	56.58	19,520
FNS	Finished 90% Story	581	645	581	254.83	164,365
FOP	Open Porch	0	120	18	42.44	5,092
Ttl Gross Liv / Lease Area		1,271	1,836	1,362		385,310

