

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
BALBONI SPENCER J		0	Water	0	Private	0	Good	Description	Code		Appraised	Assessed
BALBONI EMILY G		0	Septic	0	Paved	0	Average	RESIDNTL	1010		1,046,400	1,046,400
18 FORT HILL LN				0	Light			RES LAND	1010		1,517,100	1,517,100
SUPPLEMENTAL DATA								RESIDNTL	1010	8,700	8,700	
DUXBURY MA 02332			Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4068 Total Acres .69 Chapter Lan		Cyclical Exemption W District Res Exem	8						
			GIS ID F_881361_2842346		Assoc Pid#					Total 2,572,200	2,572,200	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
BALBONI SPENCER J	LCC	127101	07-09-2018	U	I	1,060,000	1A	Year	Code	Assessed	Year	Code	Assessed				
BALBONI JOHN	LCC	125152	05-18-2017	U	I	1,100,000	1	2023	1010	782,400	2022	1010	653,600				
KRAHMER JANE H TT	LCC	122996	01-28-2016	U	I	1	1A		1010	1,324,500		1010	903,900				
KRAHMER CHARLES A	LCC	36879	01-01-2001	U	I	0	1		1010	6,300		1010	6,300				
Total								2,113,200		Total		1,563,800		Total		1,350,300	

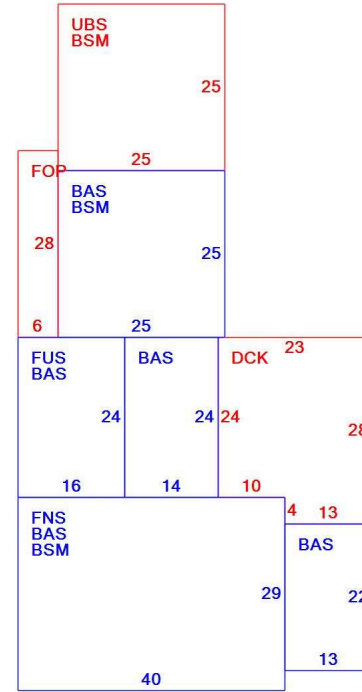
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY										
Nbhd	Nbhd Name	B	Tracing	Batch										
0090														
NOTES														
Total Appraised Parcel Value										2,572,200				

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
2018-132	04-17-2018	NC	New Construct	27,000	05-15-2018	100		IN CONJUNCTION WITH BP-20	05-15-2018	JLF	5	9	01	Measure - No Entry
2017-266	08-15-2017	AD	Addition	110,000	05-15-2018	100		13' X 23.5' 2 STY ADDITION WIT	06-14-2017	JLF	5		30	Quality Control
2015-184	08-10-2015	MN	Maintenance	22,460		100		WOOD SIDING & 11 REPLACE	06-07-2017	SJD	9	1	00	Measure & Listed
61	05-04-2011	RM	Remodel	47,000		100		23X24 BARN,FMRM,BTHR OP	04-12-2013	VGS			20	Field Review
20	07-26-2005	MS	Miscellaneous	4,840		100		RE-ROOF	10-13-2011	KP		4	00	Measure & Listed
396	09-16-2002	MN	Maintenance	3,000		100		REROOF W/ RUBBER						
13082	02-02-1994	AD	Addition	84,000	10-04-1995	100		2ND ST AD. REM KIT						

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	30,056	SF	11.03	1.00000	5	1.00	0090	3.661		V125	1.2500	50.48	1,517,100
Total Card Land Units					0.69	AC	Parcel Total Land Area					0.69	Total Land Value			1,517,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	2410	
Model	01	Residential	Bsmt Type	03	
Grade	08	Excellent	Unfin Area	625.00	Partial
Stories	1.85				
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	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	09	Pine/Soft Wood			1,216,953
Interior Floor 2			Net Other Adj		59,150
Heat Fuel	03	Gas	Replace Cost		1,276,103
Heat Type	04	Forced Air-Duc	Year Built		1810
AC Type	03	Central	Effective Year Built		2003
Bedrooms	4		Depreciation Code		E
Full Baths	4		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	5		Depreciation %		18
Total Rooms	12		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	6		Percent Good		82
Gas Fireplaces	0		Cns Sect Rcnd		1,046,400
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	03	Stone	Misc Imp Ovr		
Bsmt Garage	3		Misc Imp Ovr Comment		
Bsmt Area	2410		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
GNR	GENERATOR	L	1	12400.00	2010	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,791	2,791	2,791	238.67	666,114
BSM	Basement	0	2,410	482	47.73	115,037
DCK	Deck	0	604	60	23.71	14,320
FNS	Finished 90% Story	1,044	1,160	1,044	214.80	249,166
FOP	Open Porch	0	168	25	35.52	5,967
FUS	Finished Upper Story	384	384	384	238.67	91,647
UBS	Unfinished First Fl	0	625	313	119.52	74,702
Ttl Gross Liv / Lease Area		4,219	8,142	5,099		1,216,953

