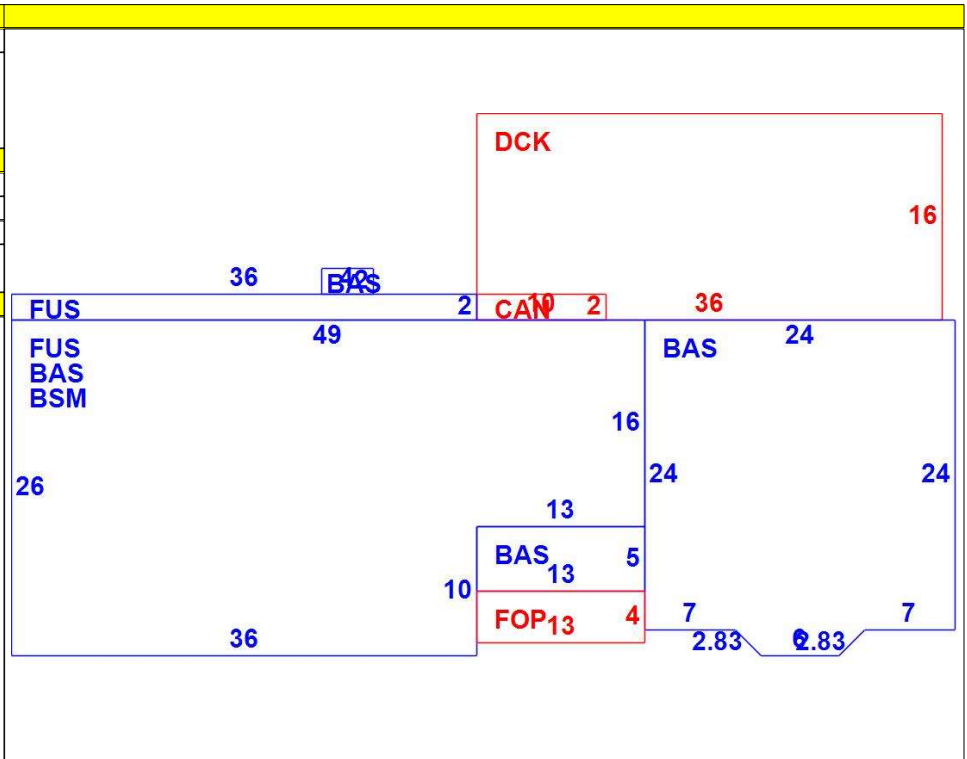


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION				
CRISTOFARO J MICHAEL CRISTOFARO HOLLY H 83 LOVERS LN DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description		Code	Appraised	Assessed						
		0	No Sewer	0	Paved	0	Average	RESIDNTL		1010	564,400	564,400						
		SUPPLEMENTAL DATA		RES LAND		RESIDNTL		RESIDNTL		1010	1,305,700	1,305,700						
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3017 Total Acres 1.108 Chapter Lan GIS ID F_880096_2844184		Cyclical Exemption W District Res Exem		8		Total		1,883,600		1,883,600								
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
CRISTOFARO J MICHAEL SHIELDS COLLEEN M GRIFFIN KEVIN & GRIFFIN COLLEEN		54034	25	12-18-2020	Q	I	1,275,000	00	Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		51023	340	04-23-2019	U	I	100	1	2023	1010	433,500	2022	1010	398,100	2021	1010	333,500	
		32706	0225	05-19-2006	U	I	950,000	1	1010	1,139,000	1010	491,600	1010	9,500	1010	409,600	2,400	
Total								Total		1,582,000		Total		899,200		Total		745,500
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			Appraised Bldg. Value (Card)			564,400				
0090											Appraised Xf (B) Value (Bldg)			0				
										Appraised Ob (B) Value (Bldg)			13,500					
										Appraised Land Value (Bldg)			1,305,700					
										Special Land Value			0					
										Total Appraised Parcel Value			1,883,600					
										Valuation Method			C					
										Total Appraised Parcel Value			1,883,600					
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-23-17	01-19-2023	RM	Remodel	45,500		100	01-19-2023	RMDL KITCHEN-REMOVE WAL			03-31-2021	SJT	5		01	Measure - No Entry		
BPO-21-2	01-04-2021	BP	Bldg Permit	28,500	03-31-2021	100		Create a new master bath using			04-12-2013	VGS			20	Field Review		
148	08-12-2009	RM	Remodel	36,000		100		650' BSMNT FOR REC			09-07-2010	KP		1	00	Measure & Listed		
276	08-09-2006	MS	Miscellaneous	20,000		100		16X36 DECK										
225	06-27-2006	RM	Remodel	40,000		100		5 P DRS, BAY WIN,FPE										
36	08-18-2005	MN	Maintenance	14,000		100		REPL 17 WINDOWS										
13463	10-19-1994	RM	Remodel			100		WOOD STOVE IN FAM RM										
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	0090	3.661					1.0000	32.04	1,281,400
1	1010	Single Family	RC	Residual	0.190	AC 35,000.00	1.00000	5	1.00	0090	3.661					1.0000	2.94	24,300
Total Card Land Units					1.11	AC	Parcel Total Land Area			1.11	Total Land Value					1,305,700		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1144	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
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		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		684,241
Interior Floor 2			Replace Cost		58,363
Heat Fuel	02	Oil	Year Built		742,603
Heat Type	05	Hot Water	Effective Year Built		1971
AC Type	03	Central	Depreciation Code		1997
Bedrooms	4		Remodel Rating		G
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		24
Extra Fixtures	2		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Bath Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		76
Extra Openings	1		Cns Sect Rcnd		564,400
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	650		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1144		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	240	21.00	2000	A	70	C	1.00	3,500
SHD1	Shed	L	110	21.00	2000	F	55	C	1.00	1,300
GNR	GENERATOR	L	1	12400.00	2000	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	1,809	1,809	1,809	205.97	372,604
BSM	Basement	0	1,144	229	41.23	47,168
CAN	Canopy	0	20	2	20.60	412
DCK	Deck	0	576	58	20.74	11,946
FOP	Open Porch	0	52	8	31.69	1,648
FUS	Finished Upper Story	1,216	1,216	1,216	205.97	250,463
Ttl Gross Liv / Lease Area		3,025	4,817	3,322		684,241

