

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
COLLENTRO MICHAEL W			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
COLLENTRO ALLISON C			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,147,200	1,147,200
105 SURPLUS ST		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	535,600	535,600	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4069 Total Acres 1.098 Chapter Lan			Cyclical 9 Exemption W District Res Exem	RESIDNTL	1010	71,800	71,800
GIS ID F_879219_2838001		Assoc Pid#			Total		1,754,600	1,754,600	

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)				
COLLENTRO MICHAEL W	48990 0111	09-29-2017	Q	I	899,000	00	Year	Code	Assessed	Year	Code	Assessed
MINARD REBECCA	39359 0157	12-02-2010	Q	I	759,000	00	2023	1010	925,400	2022	1010	454,400
DUNBAR ROBERT D JR	16104 0240	06-17-1998	Q	I	344,700	00		1010	637,000		1010	491,100
WETMORE CORINNE	5274 0181	02-05-1993	Q	I	236,900	00		1010	46,300		1010	43,100
Total		Total		1,608,700		Total		988,600		Total		924,600

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)	1,147,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	71,800
Appraised Land Value (Bldg)	535,600
Special Land Value	0
Total Appraised Parcel Value	1,754,600
Valuation Method	C
Total Appraised Parcel Value	1,754,600

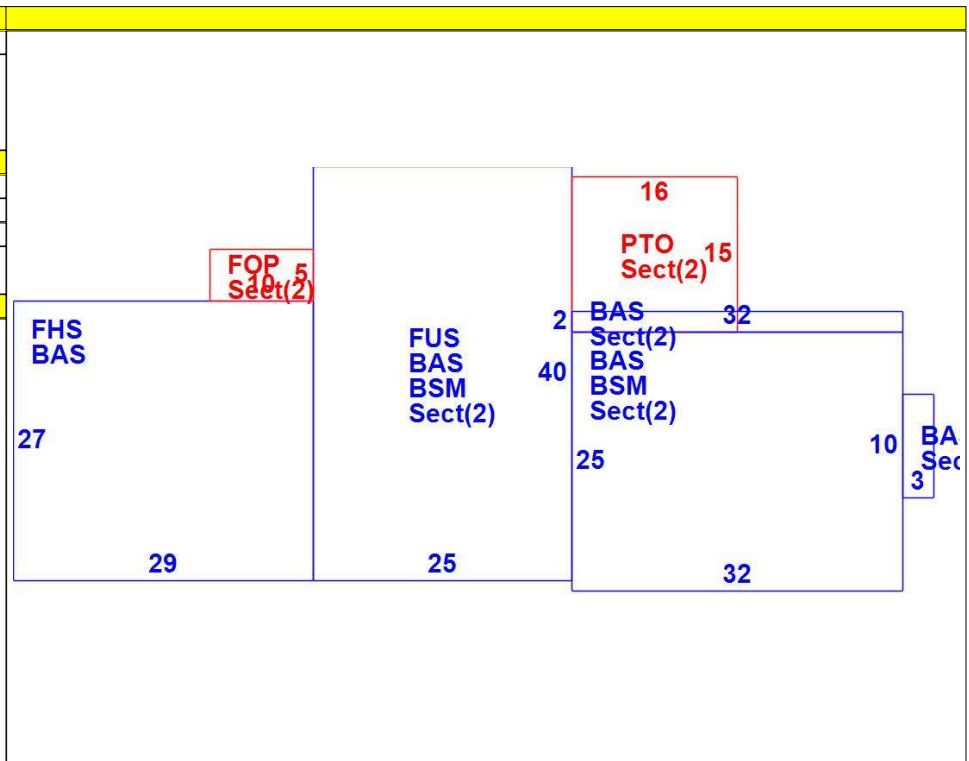
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

NOTES									
2 STORY CENTER SECTION ADDED 2021									

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
MBP-21-18	12-14-2021	HA	Hvac	105,000		100	12-14-2021	3 DUCTED HEAT PUMP SYSTE	08-11-2022	SJD	5	1	06	Inspection Only
BPO-20-136	10-08-2020	BP	Bldg Permit	300,004	07-26-2022	100	05-17-2023	Remove center section & replace	07-26-2022	SJD	5		12	Property Est. - No Access
2019-31	02-04-2019	RM	Remodel	58,000	05-11-2020	100		REMODEL 1ST FLR BEDROOM	09-14-2021	SJT	5		05	Measure - Under Construct
2016-253	12-06-2016	MN	Maintenance	14,300		100		STRIP & REROOF	05-19-2021	SJT	5		20	Field Review
200	11-23-2011	MN	Maintenance	2,000		100		3 WINDOWS MARVIN	05-10-2021	SJT	5		20	Field Review
188	05-25-2006	NC	New Construct	50,000		100		BARN 22.3X27.3	05-11-2020	SJT	5		20	Field Review
187	05-25-2006	DM	Demolish	10,000		100		BARN DAMAGED BY FIRE	04-17-2018	SJD	9	1	07	Measure - Info @ Door

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	0080	1.503		1.0002	13.15	526,100
1	1010	Single Family	RC	Residual	0.180	AC	35,000.00	1.00000	5	1.00	0080	1.503		1.0000	1.21	9,500
Total Card Land Units					1.10	AC	Parcel Total Land Area					1.10	Total Land Value			535,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area		
Model	01	Residential	Bsmt Type	02	
Grade	05	Ave/Good	Unfin Area		Crawl
Stories	1.75				
Occupancy	1		<b>CONDO DATA</b>		
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		191,472
Interior Floor 2			Replace Cost		22,880
Heat Fuel	03	Gas	Year Built		1,208,604
Heat Type	10	Hydro-Air	Effective Year Built		1793
AC Type	03	Central	Depreciation Code		1997
Bedrooms	1		Remodel Rating		VG
Full Baths	2		Year Remodeled		
Half Baths			Depreciation %		24
Extra Fixtures	2		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		76
Extra Openings	0		Cns Sect Rcnld		162,900
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	03	Stone	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area			Cost to Cure Ovr Comment		



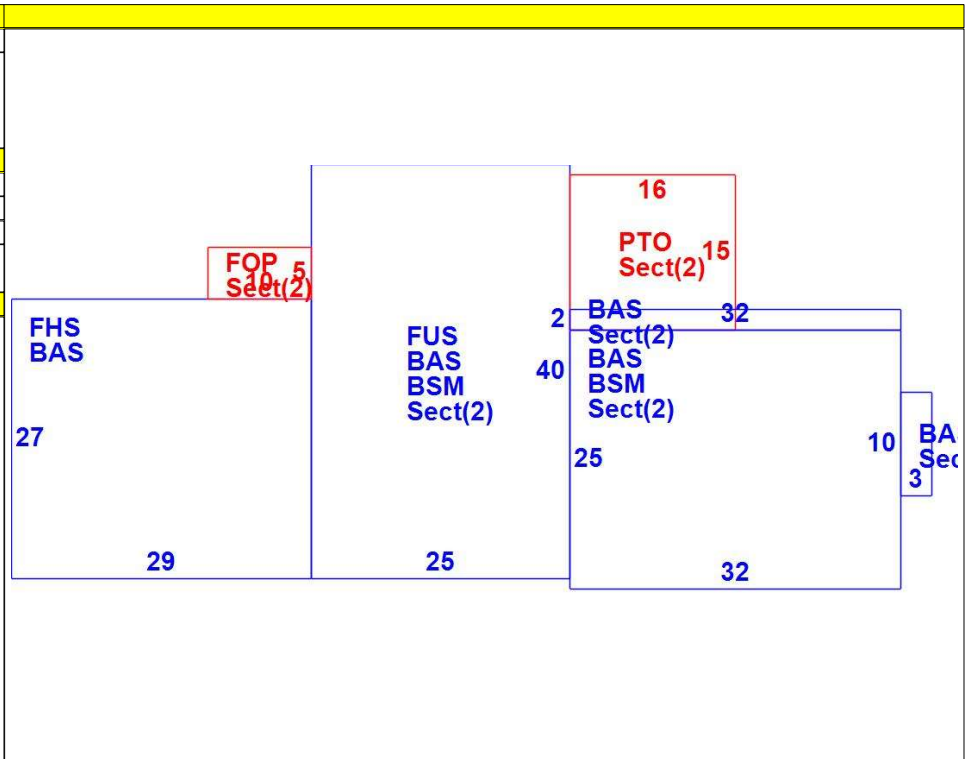
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
BRN6	Barn - 2 St w/	L	891	72.00	2006	G	85	C	1.00	54,500
GNR	GENERATOR	L	1	12400.00	2020	E	100	C	1.00	12,400
PTO	Patio	L	324	15.00	2021	E	100	C	1.00	4,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	783	783	783	162.96	127,594
FHS	Finished Half Story	392	783	392	81.58	63,878
Ttl Gross Liv / Lease Area		1,175	1,566	1,175		191,472



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>			
COLLENTRO MICHAEL W COLLENTRO ALLISON C 105 SURPLUS ST  DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed						
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	1,147,200	1,147,200						
		<b>SUPPLEMENTAL DATA</b>		Alt Prcl ID		Cyclical 9		RES LAND	1010	535,600	535,600						
		Scnd Home		Exemption		RESIDNTL	1010	71,800	71,800								
		Tax Class T		W		District		Total		1,754,600	1,754,600						
		Tot Fin Area 4069		Res Exem		Assoc Pid#											
		Chapter Lan															
		GIS ID F_879219_2838001															
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MINARD REBECCA		39359	0157	12-02-2010		Q	I	759,000		00	2023	1010	925,400	2022	1010	454,400	
DUNBAR ROBERT D JR		16104	0240	06-17-1998		Q	I	344,700		00		1010	637,000		1010	491,100	
WETMORE CORINNE		5274	0181	02-05-1993		Q	I	236,900		00		1010	46,300		1010	43,000	
		Total									1,608,700		Total		988,600		
											Total		Total		924,600		
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
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				0.00													
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY					
Nbhd		Nbhd Name		B		Tracing		Batch									
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NOTES																	
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2019-31	02-04-2019	RM	Remodel	58,000	05-11-2020	100		REMODEL 1ST FLR BEDROOM				09-14-2021	SJT	5		05	Measure - Under Construct
2016-253	12-06-2016	MN	Maintenance	14,300		100		STRIP & REROOF				05-19-2021	SJT	5		20	Field Review
200	11-23-2011	MN	Maintenance	2,000		100		3 WINDOWS MARVIN				05-10-2021	SJT	5		20	Field Review
188	05-25-2006	NC	New Construct	50,000		100		BARN 22.3X27.3				05-11-2020	SJT	5		20	Field Review
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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	0080	1.503			1.0002		13.15	526,100
1	1010	Single Family	RC	Residual	0.180	AC 35,000.00	1.00000	5	1.00	0080	1.503			1.0000		1.21	9,500
Total Card Land Units					1.10	AC	Parcel Total Land Area			1.10			Total Land Value		535,600		

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style	03	Colonial	Bsmt Area	1800			
Model	01	Residential	Bsmt Type	04	Full		
Grade	10	Custom +	Unfin Area				
Stories	2		<b>CONDO DATA</b>				
Occupancy	1		Parcel Id		C	Owne	
Exterior Wall 1	14	Wood Shingle			B	S	
Exterior Wall 2			Adjust Type	Code	Description	Factor%	
Roof Structure	03	Gable	Condo Flr				
Roof Cover	03	Asphalt	Condo Unit				
Interior Wall 1	05	Drywall	<b>COST / MARKET VALUATION</b>				
Interior Wall 2			Net Other Adj		916,148		
Interior Floor 1	12	Hardwood	Replace Cost		78,105		
Interior Floor 2			Year Built		2021		
Heat Fuel	03	Gas	Effective Year Built		2020		
Heat Type	10	Hydro-Air	Depreciation Code		A		
AC Type	03	Central	Remodel Rating				
Bedrooms	4		Year Remodeled				
Full Baths	2		Depreciation %	1			
Half Baths	1		Functional Obsol				
Extra Fixtures	2		External Obsol				
Total Rooms	7		Trend Factor		1.000		
Bath Style	03	Modern	Condition				
Kitchen Style	03	Modern	Condition %				
Extra Kitchens	0		Percent Good		99		
Fireplaces	0		Cns Sect Rcnld		984,300		
Extra Openings	0		Dep % Ovr				
Gas Fireplaces	2		Dep Ovr Comment				
Sq Ft Fin Bsmt	800		Misc Imp Ovr				
FBM Quality	04	Above Average	Misc Imp Ovr Comment				
Foundation	06	Poured Conc	Cost to Cure Ovr				
Bsmt Garage	0		Cost to Cure Ovr Comment				
Bsmt Area	1800						



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	
BAS	First Floor	1,894	1,894	1,894	279.83	529,989	
BSM	Basement	0	1,800	360	55.97	100,737	
FOP	Open Porch	0	50	8	44.77	2,239	
FUS	Finished Upper Story	1,000	1,000	1,000	279.83	279,825	
PTO	Patio	0	240	12	13.99	3,358	
Ttl Gross Liv / Lease Area		2,894	4,984	3,274		916,148	

