

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
VALLARELLI MICHAEL & MARCELLA 31 HAWKINS PL DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code			Appraised	Assessed			
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010			1,135,600	1,135,600			
				0	Light			RES LAND	1010			508,900	508,900			
SUPPLEMENTAL DATA						RESIDNTL	1010	2,100	2,100							
Alt Prcl ID		Scnd Home		Cyclical Exemption		9										
Tax Class		T		W												
Tot Fin Area		3304		District												
Total Acres		1.308		Res Exem												
Chapter Lan																
GIS ID		F_878159_2836135		Assoc Pid#												
						Total		1,646,600		1,646,600						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
VALLARELLI MICHAEL & MARCELLA		54937 246	05-10-2021	U	I	1,500,000	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CULLINAN MARC		41511 0244	06-14-2012	U	I	850,000	1V	2023	1010	894,200	2022	1010	821,900	2021	1010	705,800
REZENDES DAVID E & GINA M		34680 0063	06-15-2007	U	I	940,000	1V		1010	512,900		1010	537,700		1010	495,300
MROWKA AMANDA K		33426 0169	09-28-2006	U	I	10	1A		1010	1,400		1010	1,400		1010	1,000
MROWKA PETER S		24336 0214	02-28-2003	U	I	480,000	1	Total		1,408,500	Total		1,361,000	Total		1,202,100
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								
0094																
NOTES																
PULL DOWN STAIR FOR ATTIC																
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		
EPO-23-198	04-20-2023	EL	Electric			0		GENERATOR	02-23-2021	SJD	0	1	00	Measure & Listed		
BPO-22-419	10-27-2022	RM	Remodel	124,401		100	10-27-2022	MASTER BATH RENOVATION	04-12-2013	VGS			20	Field Review		
245	06-08-2005	RM	Remodel	15,000		100		1065 SF BASEM REC RM	10-01-2012	KP	6		30	Quality Control		
662	12-11-2003	NC	New Construct	240,000	05-16-2005	100		BLD SNGL FAM DWELL/G	03-15-2010	K/D		1	00	Measure & Listed		
660	12-11-2003	DM	Demolish	8,000	05-20-2004	100		DEMO EXISTING HOUSE								
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	8,631 SF	29.55	1.00000	5	1.00	0094	1.978		1.0000	58.45	504,500	
1	1010	Single Family		Undevelop	1.110 AC	2,000.00	1.00000	0	1.00	0094	1.978		1.0000	0.09	4,400	
Total Card Land Units					1.31 AC	Parcel Total Land Area					1.31	Total Land Value			508,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1552	
Model	01	Residential	Bsmt Type	04	
Grade	11	Prime	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	4				
Half Baths	0				
Extra Fixtures	2				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1155				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1552				

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

COST / MARKET VALUATION	
Net Other Adj	1,193,937
Replace Cost	111,319
Year Built	1,305,256
Effective Year Built	2004
Depreciation Code	2008
Remodel Rating	A
Year Remodeled	
Depreciation %	13
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	87
Cns Sect Rcnld	1,135,600
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
SHD1	Shed	L	144	21.00	1980	A	70	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,552	1,552	1,552	309.15	479,801
BSM	Basement	0	1,552	310	61.75	95,837
DCK	Deck	0	362	36	30.74	11,129
FGR	Garage	0	472	189	123.79	58,429
FNS	Finished 90% Story	713	792	713	278.31	220,424
FOP	Open Porch	0	42	6	44.16	1,855
FUS	Finished Upper Story	1,056	1,056	1,056	309.15	326,462
Ttl Gross Liv / Lease Area		3,321	5,828	3,862		1,193,937

