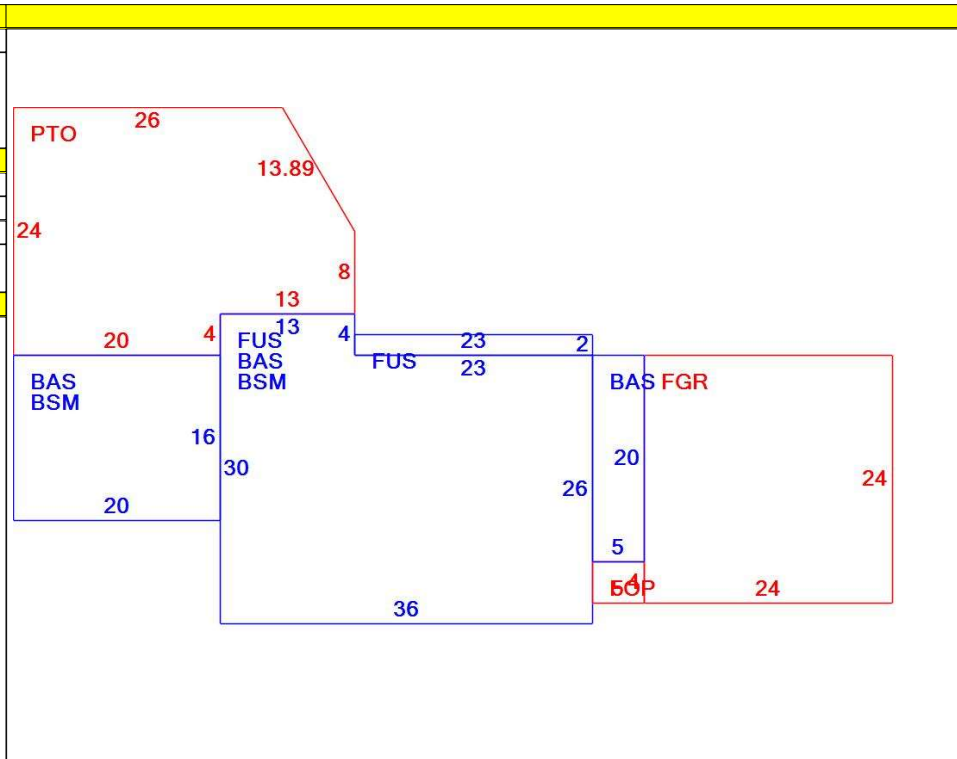


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION							
SADEGHPOUR MICHAEL F TR (1/2) ZONGRONE ELENA M TR (1/2) 61 AMOS SAMPSON LN DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed										
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	691,200	691,200										
				0	Light			RES LAND	1010	529,800	529,800										
SUPPLEMENTAL DATA										RESIDNTL	1010	8,700	8,700								
Alt Prcl ID		Scnd Home		Cyclical		9															
Tax Class		T		Exemption		W															
Tot Fin Area		2746		District		Res Exem															
Total Acres		.988		Chapter Lan																	
GIS ID		F_877678_2837230		Assoc Pid#																	
										Total		1,229,700		1,229,700							
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
SADEGHPOUR MICHAEL F TR (1/2) SADEGHPOUR MICHAEL F MAHONEY JOSEPH E		29998	0284	02-15-2005		U	I	1		1F											
		15440	0194	08-29-1997		Q	I	432,500		00	Year	Code	Assessed	Year	Code	Assessed					
		11442	0192	11-23-1992		Q	V	147,000		00	2023	1010	529,500	2022	1010	639,300	2021	1010	592,100		
											1010	630,100		1010	485,800		1010	405,200			
											1010	6,300		1010	6,300		1010	3,500			
										Total		1,165,900		Total		1,131,400		Total		1,000,800	
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)				691,200							
0080										Appraised Xf (B) Value (Bldg)				0							
										Appraised Ob (B) Value (Bldg)				8,700							
										Appraised Land Value (Bldg)				529,800							
										Special Land Value				0							
										Total Appraised Parcel Value				1,229,700							
										Valuation Method				C							
										Total Appraised Parcel Value				1,229,700							
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						
2012-328	12-17-2012	RM	Remodel	69,500	07-30-2014	100		DEMO EXISTING DECK, RPL W		11-24-2021	SJT	10		21	Field Review + GIS						
97	03-26-2003	RM	Remodel	16,000	01-24-2004	100		FIN BSMT		07-30-2015	JLF	5	1	00	Measure & Listed						
12570	10-13-1992	NC	New Construct	152,300	01-01-1994	100		2STY HSE/ELL/GAR/DCK		04-17-2014	JLF	5	1	06	Inspection Only						
										08-01-2013	BH			01	Measure - No Entry						
										04-12-2013	VGS			20	Field Review						
										01-24-2000	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	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	0.070	AC	35,000.00	1.00000	5	1.00	0080	1.503		1.0000	1.21	3,700					
Total Card Land Units					0.99	AC	Parcel Total Land Area					0.99	Total Land Value			529,800					

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description		Element	Cd	Description	
Style	03	Colonial		Bsmt Area	1304		
Model	01	Residential		Bsmt Type	04		
Grade	08	Excellent		Unfin Area	0.00	Full	
Stories	2.35						
Occupancy	1			CONDO DATA			
Exterior Wall 1	11	Clapboard		Parcel Id		C	Owne
Exterior Wall 2	14	Wood Shingle				B	S
Roof Structure	03	Gable		Adjust Type	Code	Description	Factor%
Roof Cover	03	Asphalt		Condo Flr			
Interior Wall 1	05	Drywall		Condo Unit			
Interior Wall 2				COST / MARKET VALUATION			
Interior Floor 1	12	Hardwood					
Interior Floor 2				Net Other Adj		755,757	
Heat Fuel	02	Oil		Replace Cost		813,157	
Heat Type	05	Hot Water		Year Built		1993	
AC Type	03	Central		Effective Year Built		2006	
Bedrooms	4			Depreciation Code		G	
Full Baths	2			Remodel Rating			
Half Baths	2			Year Remodeled			
Extra Fixtures	1			Depreciation %		15	
Total Rooms	9			Functional Obsol			
Bath Style	02	Average		External Obsol			
Kitchen Style	02	Average		Trend Factor		1.000	
Extra Kitchens	0			Condition			
Fireplaces	0			Condition %			
Extra Openings	0			Percent Good		85	
Gas Fireplaces	1			Cns Sect Rcnd		691,200	
Sq Ft Fin Bsmt	600			Dep % Ovr			
FBM Quality	04	Above Average		Dep Ovr Comment			
Foundation	06	Poured Conc		Misc Imp Ovr			
Bsmt Garage	0			Misc Imp Ovr Comment			
Bsmt Area	1304			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	2014	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	1,408	1,408	1,408	254.29	358,044
BSM	Basement	0	1,308	262	50.94	66,625
FGR	Garage	0	576	230	101.54	58,487
FOP	Open Porch	0	20	3	38.14	763
FUS	Finished Upper Story	1,034	1,034	1,034	254.29	262,938
PTO	Patio	0	698	35	12.75	8,900
Ttl Gross Liv / Lease Area		2,442	5,044	2,972		755,757

