

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>						
PETRUCELLI LAUREN A TT LAUREN A PETRUCELLI TRUST 49 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		881,700	881,700				
		SUPPLEMENTAL DATA		Cyclical Exemption W		9		RES LAND	1010		527,000	527,000				
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3150 Total Acres .92 Chapter Lan GIS ID F_880131_2837730		Cyclical Exemption W District Res Exem		9		RESIDNTL	1010	1,400	1,400							
						Total				1,410,100	1,410,100					
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PETRUCELLI LAUREN A TT		55112 84	06-08-2021	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed			
PETRUCELLI JOSEPH A		52407 39	02-28-2020	U	I	1	1A	2023	1010	673,000	2022	1010	616,600			
PETRUCELLI LAUREN A TT		39643 0258	02-09-2011	U	I	100	1A		1010	626,900		1010	483,300			
									1010	900		1010	900			
								Total		1,300,800	Total		1,100,800			
								Total			Total		925,400			
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
								<b>APPRAISED VALUE SUMMARY</b>								
Total			0.00					Appraised Bldg. Value (Card)				881,700				
								Appraised Xf (B) Value (Bldg)				0				
								Appraised Ob (B) Value (Bldg)				1,400				
								Appraised Land Value (Bldg)				527,000				
								Special Land Value				0				
								Total Appraised Parcel Value				1,410,100				
								Valuation Method				C				
								Total Appraised Parcel Value				1,410,100				
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		
									08-20-2020	SJT	10		20	Field Review		
									11-07-2016	JLF	10	1	00	Measure & Listed		
									04-12-2013	VGS			20	Field Review		
									09-18-2008	BSB		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	40,075 SF	8.75	1.00000	5	1.00	0080	1.503			1.0000	13.15	527,000
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			527,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2114	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	910.00	Full
Stories	3		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			B
Exterior Wall 2					S
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		953,247
Interior Floor 2			Replace Cost		60,244
Heat Fuel	02	Oil	Year Built		1,013,490
Heat Type	05	Hot Water	Year Built		1977
AC Type	03	Central	Effective Year Built		2008
Bedrooms	4		Depreciation Code		E
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		13
Total Rooms	10		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	1		Percent Good		87
Gas Fireplaces	0		Cns Sect Rcnd		881,700
Sq Ft Fin Bsmt	473		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	3		Misc Imp Ovr Comment		
Bsmt Area	2114		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	96	21.00	2000	A	70	C	1.00	1,400

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,128	2,128	2,128	235.43	500,990
BSM	Basement	0	2,100	420	47.09	98,880
DCK	Deck	0	516	52	23.73	12,242
FUS	Finished Upper Story	994	994	994	235.43	234,015
UUS	Unfinished Upper Story	0	910	455	117.71	107,120
Ttl Gross Liv / Lease Area		3,122	6,648	4,049		953,247

