

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MAZURCZAK MICHAEL J			0 Water	0 Dead End	0 Average	Description	Code	Appraised	Assessed
MAZURCZAK JULIET J			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	351,800	351,800
42 JOSSELYN AVE		SUPPLEMENTAL DATA				RES LAND	1010	1,244,600	1,244,600
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3588 Total Acres .163 Chapter Lan		Cyclical 9 Exemption W District Res Exem		RESIDNTL	1010	6,600	6,600
GIS ID F_881007_2836470		Assoc Pid#		Total		1,603,000		1,603,000	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MAZURCZAK MICHAEL J & JULIET J TT		58331 152	10-02-2023	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
MAZURCZAK MICHAEL J		56246 195	12-29-2021	Q	I	1,425,000	00	2023	1010	313,200	2022	1010	244,500
BONDLOW RONALD R		53615 342	10-14-2020	U	I	1	1A		1010	1,035,200		1010	622,000
BONDLOW RONALD R		10887 0256	04-08-1992	Q	I	340,000	00		1010	5,000		1010	5,000
Total								1,353,400		Total		871,500	
								Total				842,100	

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0090				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	351,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	6,600
Appraised Land Value (Bldg)	1,244,600
Special Land Value	0
Total Appraised Parcel Value	1,603,000
Valuation Method	C
Total Appraised Parcel Value	1,603,000

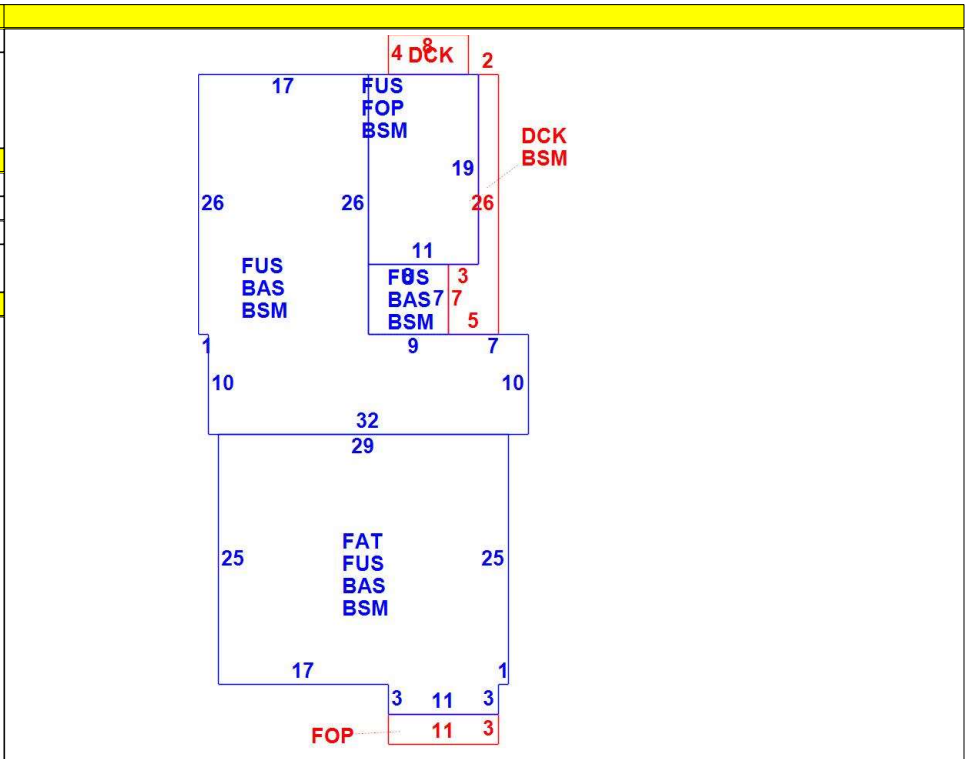
BUILDING PERMIT RECORD							VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
BPO-22-313	09-26-2022	AD	Addition	505,000	06-08-2023	30		Construct a 2 story addition. 2,3 INTERIOR DEMO 1ST 7 2ND FL OUTSIDE CHIM & FIRPL	06-08-2023	SJT	5		05	Measure - Under Construct	
BPO-21-544	02-03-2022	RM	Remodel	14,500		100			05-05-2022	SJD	9			01	Measure - No Entry
12515	08-24-1992	MN	Maintenance	4,000	01-01-1993	100			04-12-2013	VGS				20	Field Review
									06-11-2008	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	7,119 SF	34.11	1.00000	5	1.00	0090	3.661		L140	1.4000	174.83	1,244,600
Total Card Land Units					0.16	AC	Parcel Total Land Area					0.16	Total Land Value			1,244,600

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style	03	Colonial	Bsmt Area	1858			
Model	01	Residential	Bsmt Type	04			
Grade	10	Custom +	Unfin Area	0.00	Full		
Stories	2.5						
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	03	Gas					
Heat Type	04	Forced Air-Duc					
AC Type	03	Central					
Bedrooms	3						
Full Baths	5						
Half Baths	0						
Extra Fixtures	2						
Total Rooms	10						
Bath Style	03	Modern					
Kitchen Style	03	Modern					
Extra Kitchens	0						
Fireplaces	0						
Extra Openings	0						
Gas Fireplaces	1						
Sq Ft Fin Bsmt	150						
FBM Quality	04	Above Average					
Foundation	06	Poured Conc					
Bsmt Garage	0						
Bsmt Area	1858						

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

COST / MARKET VALUATION			
Net Other Adj		1,118,548	
Replace Cost		54,018	
Year Built		2022	
Effective Year Built		2021	
Depreciation Code		A	
Remodel Rating			
Year Remodeled			
Depreciation %		0	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition		UC	
Condition %		30	
Percent Good		30	
Cns Sect Rcnd		351,800	
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
FGR1	Garage - 1 Sto	L	180	52.00	1980	A	70	C	1.00	6,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,576	1,576	1,576	279.15	439,938
BSM	Basement	0	1,858	372	55.89	103,843
DCK	Deck	0	105	11	29.24	3,071
FAT	Finished Attic	227	758	227	83.60	63,367
FOP	Open Porch	0	242	36	41.53	10,049
FUS	Finished Upper Story	1,785	1,785	1,785	279.15	498,280
Ttl Gross Liv / Lease Area		3,588	6,324	4,007		1,118,548

