

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
SCAVONGELLI ANTHONY SCAVONGELLI SUSAN PO BOX 2002  DUXBURY MA 02331		0	Water	0	Dead End	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1090	1,343,700	1,343,700
		SUPPLEMENTAL DATA		0		Light		RES LAND	1090	1,182,400	1,182,400
		Alt Prcl ID Scnd Home NEW FY 2025 ? Tax Class T Tot Fin Area 4485 Total Acres .580 Chapter Lan GIS ID F_880476_2836418		Cyclical 9 Exemption W District Res Exem Assoc Pid#				RESIDNTL	1090	45,500	45,500
						Total				2,571,600	2,571,600

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
11 JOSSELYN AVE LLC		57943 284	05-25-2023	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
SCAVONGELLI ANTHONY		56871 71	06-01-2022	Q	I	2,710,000	00	2023	1090	685,600	2022	1090	607,600
DRINKWATER MARK W		18302 0088	02-25-2000	Q	I	780,000	00		1090	1,030,400	2021	1090	546,700
DRINKWATER MARK W		18302 0068	02-25-2000	Q	I	780,000	00		1090	7,300		1090	579,300
PAIGE RLTY TRUST		14331 0343	05-01-1996	U	I	1	1		1090	7,300		1090	7,300
		Total						1,723,300		Total		1,318,200	
								Total				1,133,300	

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
0090			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,343,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	45,500
Appraised Land Value (Bldg)	1,182,400
Special Land Value	0
Total Appraised Parcel Value	2,571,600
Valuation Method	C
Total Appraised Parcel Value	2,571,600

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-23-106	03-27-2023	NC	New Construct	20,500	08-01-2023	100		9X21 PRECAST PLUNGE POOL	08-01-2023	SJT	5		06	Inspection Only
BPO-22-266	09-13-2022	MN	Maintenance	18,000	03-29-2023	100		Refurb existing deck and extend	06-12-2023	SJD	9	1	07	Measure - Info @ Door
BPO-22-274	07-13-2022	RM	Remodel	326,000	03-29-2023	100	12-05-2022	PLAN#BA-03=NEW KTCHN CA	03-29-2023	SJT	5		07	Measure - Info @ Door
BPO-22-251	07-06-2022	RM	Remodel	40,100		100	07-06-2022	RMDL CARRIAGE HOUSE-BAT	04-12-2013	VGS			20	Field Review
BPO-22-235	06-06-2022	RM	Remodel	8,000	03-29-2023	100	11-30-2022	INTERIOR DEMO	08-07-2007	KP		1	00	Measure & Listed
24	01-18-2007	RM	Remodel	75,000		100		2ND & 3RD FLRS EXIST						
19990081	03-03-1999	MN	Maintenance	33,000		100		STRIP RF+RPLC IT						

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	1090	Multi Houses	RC	Primary	25,265 SF	12.78	1.00000	5	1.00	0090	3.661		1.0000	46.80	1,182,400	
Total Card Land Units					0.58 AC	Parcel Total Land Area					0.58	Total Land Value				1,182,400

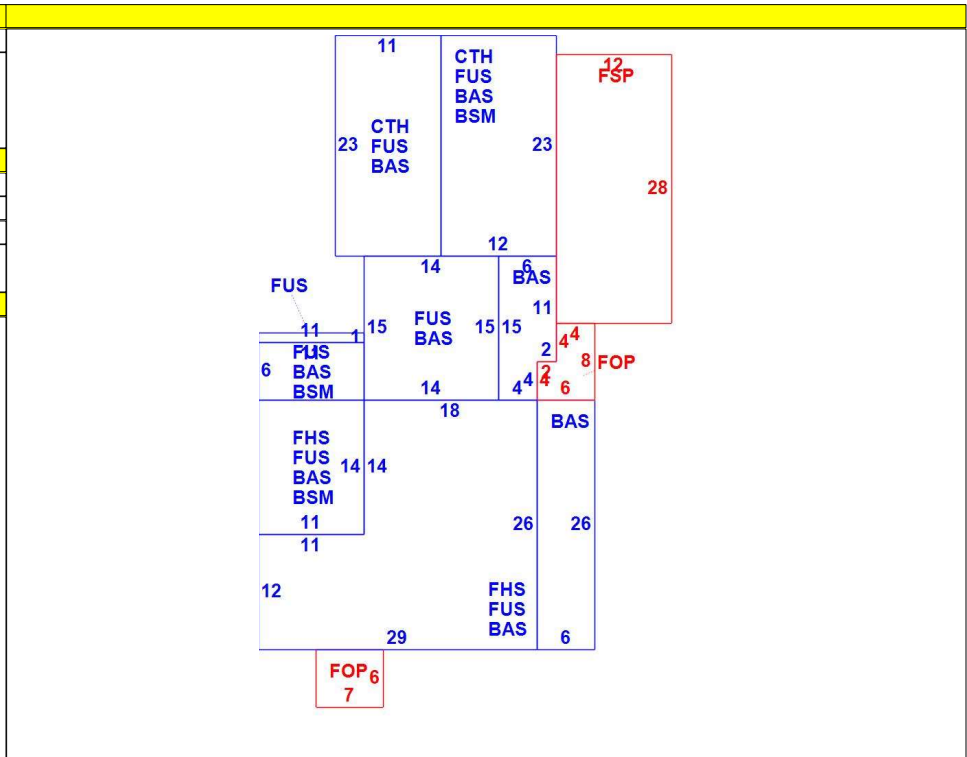
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	516	
Model	01	Residential	Bsmt Type	03	
Grade	11	Prime	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			
Interior Floor 2			Net Other Adj		1,255,881
Heat Fuel	03	Gas	Replace Cost		54,000
Heat Type	04	Forced Air-Duc	Year Built		1,309,881
AC Type	03	Central	Effective Year Built		1850
Bedrooms	3		Depreciation Code		2003
Full Baths	3		Remodel Rating		E
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		18
Total Rooms	9		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	1		Percent Good		82
Gas Fireplaces	0		Cns Sect Rcnd		1,074,100
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	516		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	374	21.00	1998	A	70	B	1.50	8,200
GNR	GENERATOR	L	1	12400.00	2015	A	70	C	1.00	8,700
SPL2	Ing Pool-Good	L	189	89.00	2023	G	85	A	2.00	28,600

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,797	1,797	1,797	315.95	567,753
BSM	Basement	0	496	99	63.06	31,279
CTH	Cathedral Ceiling	0	529	53	31.65	16,745
FHS	Finished Half Story	377	754	377	157.97	119,111
FOP	Open Porch	0	82	12	46.24	3,791
FSP	Screened Porch	0	336	67	63.00	21,168
FUS	Finished Upper Story	1,570	1,570	1,570	315.95	496,034
Ttl Gross Liv / Lease Area		3,744	5,564	3,975		1,255,881



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		0	No Sewer	0	Paved	0	Average	RESIDNTL	1090		1,343,700	1,343,700				
		SUPPLEMENTAL DATA		0	Light			RES LAND	1090		1,182,400	1,182,400				
Alt Prcl ID Scnd Home NEW FY 2025 ? Tax Class T Tot Fin Area 4485 Total Acres .580 Chapter Lan GIS ID F_880476_2836418		Cyclical Exemption W District Res Exem		9	RESIDNTL 1090 45,500 45,500											
						Total		2,571,600		2,571,600						
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SCAVONGELLI ANTHONY		56871 71	06-01-2022	Q	I	2,710,000	00	2023	1090	685,600	2022	1090	607,600			
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PAIGE RLTY TRUST		14331 0343	05-01-1996	U	I	1	1		1090	7,300		1090	7,300			
		Total				1,723,300		Total		1,318,200		Total 1,133,300				
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								
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NOTES																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result		
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	
2	1090	Multi Houses			0.000 AC	0.00	1.00000	0	1.00	0090	3.661		0.0000	0.00	0	
Total Card Land Units					0.00 AC	Parcel Total Land Area					0.58	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	0	
Model	01	Residential	Bsmt Type	00	
Grade	06	Good	Unfin Area	0.00	N/A
Stories	1		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	02	Shed	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			301,422
Interior Floor 2			Net Other Adj		8,410
Heat Fuel	03	Gas	Replace Cost		309,831
Heat Type	05	Hot Water	Year Built		1996
AC Type	01	None	Effective Year Built		2008
Bedrooms	1		Depreciation Code		G
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		13
Total Rooms	2		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		87
Gas Fireplaces	0		Cns Sect Rcnld		269,600
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	02	Slab	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	0		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

**TQS**  
**FGR**

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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	
FGR	Garage	0	988	395	106.08	104,808	
TQS	Three Quarter Story	741	988	741	199.00	196,614	
Ttl Gross Liv / Lease Area		741	1,976	1,136		301,422	

