

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA					
SEGALINI MICHAEL				0 Water		0 Private		0 Average		Description		Code				Appraised		Assessed	
SEGALINI ALLISON				0 No Sewer		0 Paved		0 Average		RESIDENTL		1010		866,000		866,000			
31 SHIPYARD LN						0 Light				RES LAND		1010		1,138,000		1,138,000			
SUPPLEMENTAL DATA																			
DUXBURY MA 02332		Alt Prcl ID		Cyclical		9													
		Scnd Home		Exemption															
		Tax Class T		W															
		Tot Fin Area 1795		District															
		Total Acres .18		Res Exem															
		Chapter Lan																	
		GIS ID F_880750_2836208		Assoc Pid#															
										Total		2,004,000		2,004,000					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
SEGALINI MICHAEL				51578 171		08-30-2019		U I		1 1A				Year		Code		Assessed	
SEGALINI ROLAND JR				48826 0086		08-22-2017		U I		1 1A		2023		1010		674,200		2022 1010 626,300	
SEGALINI ALLISON B				44949 0162		11-17-2014		Q I		749,900 00				1010		954,600		2021 1010 644,400	
LANGS CHRISTOPHER C & CHRISTINE				37231 0254		05-21-2009		Q I		540,000 00									
MOORE SALLY A				34716 0320		06-25-2007		Q I		575,000 00									
										Total		1,628,800		Total		1,270,700		Total 1,158,600	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount												
											APPRAISED VALUE SUMMARY								
			Total 0.00								Appraised Bldg. Value (Card)				866,000				
											Appraised Xf (B) Value (Bldg)				0				
											Appraised Ob (B) Value (Bldg)				0				
											Appraised Land Value (Bldg)				1,138,000				
											Special Land Value				0				
											Total Appraised Parcel Value				2,004,000				
											Valuation Method				C				
										Total Appraised Parcel Value								2,004,000	
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				
QPO-20-29	08-21-2020	MN	Maintenance	19,000		100	09-18-2020	Remove/Replace columns and tri		03-13-2019	SJT	5	1	00	Measure & Listed				
2018-158	05-01-2018	RM	Remodel	25,000	03-13-2019	100		IN CONJUNCTION WITH BP-20		05-28-2018	JLF	5		01	Measure - No Entry				
2017-206	06-26-2017	NC	New Construct	424,500	03-13-2019	100		SINGLE FAM DWELLING, 1ST F		05-13-2015	SJD	9	1	00	Measure & Listed				
2016-409	11-28-2016	DM	Demolish	14,500	05-28-2018	100		DEMO EXISTING DWELLING		04-12-2013	VGS			20	Field Review				
										07-22-2008	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	7,840 SF	31.72	1.00000	5	1.00	0090	3.661			L125	1.2500	145.15	1,138,000		
					Total Card Land Units		0.18 AC		Parcel Total Land Area				0.18		Total Land Value			1,138,000	

VISION

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area		
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area		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	4				
Full Baths	4				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	8				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens					
Fireplaces	0				
Extra Openings					
Gas Fireplaces	3				
Sq Ft Fin Bsmt	780				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage					
Bsmt Area					

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

COST / MARKET VALUATION	
Net Other Adj	831,826
Replace Cost	79,800
Year Built	911,626
Effective Year Built	2017
Depreciation Code	2016
Remodel Rating	A
Year Remodeled	
Depreciation %	5
Functional Obsol	0
External Obsol	0
Trend Factor	1.000
Condition	
Condition %	
Percent Good	95
Cns Sect Rcnld	866,000
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,554	1,554	1,554	248.01	385,408	
BSM	Basement	0	1,554	311	49.63	77,131	
DCK	Deck	0	332	33	24.65	8,184	
FNS	Finished 90% Story	1,082	1,202	1,082	223.25	268,347	
FUS	Finished Upper Story	352	352	352	248.01	87,300	
PTO	Patio	0	432	22	12.63	5,456	
Ttl Gross Liv / Lease Area		2,988	5,426	3,354		831,826	

