

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
SZCZESNY KATHLEEN M TT KATHLEEN M SZCZESNY TRUST 155 BAY RD DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	975,500	975,500	
		SUPPLEMENTAL DATA		0	Heavy			RES LAND	1010	863,800	863,800	
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3470 Total Acres .65 Chapter Lan GIS ID F_876294_2833082		Cyclical 7 Exemption W District Res Exem Assoc Pid#				RESIDNTL	1010	4,700	4,700	
						Total				1,844,000	1,844,000	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
SZCZESNY KATHLEEN M TT		48627 0239	07-03-2017	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
SZCZESNY SCOTT M		43205 0198	06-14-2013	Q	I	1,012,500	00	2023	1010	648,700	2022	1010	539,400
CHRISTIANSON WILLIAM R & LUANN P		21529 0136	02-12-2002	Q	I	981,000	00		1010	1,175,000		1010	907,800
BRADY GERALD W JR		16689 0318	10-09-1998	Q	I	706,300	00		1010	3,200		1010	3,200
ZINKOWSKI PATRICIA A		13276 0313	11-23-1994	Q	I	439,000	00	Total		1,826,900	Total		1,450,400
								Total		1,826,900	Total		1,450,400
								Total		1,826,900	Total		1,450,400
								Total		1,826,900	Total		1,450,400

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

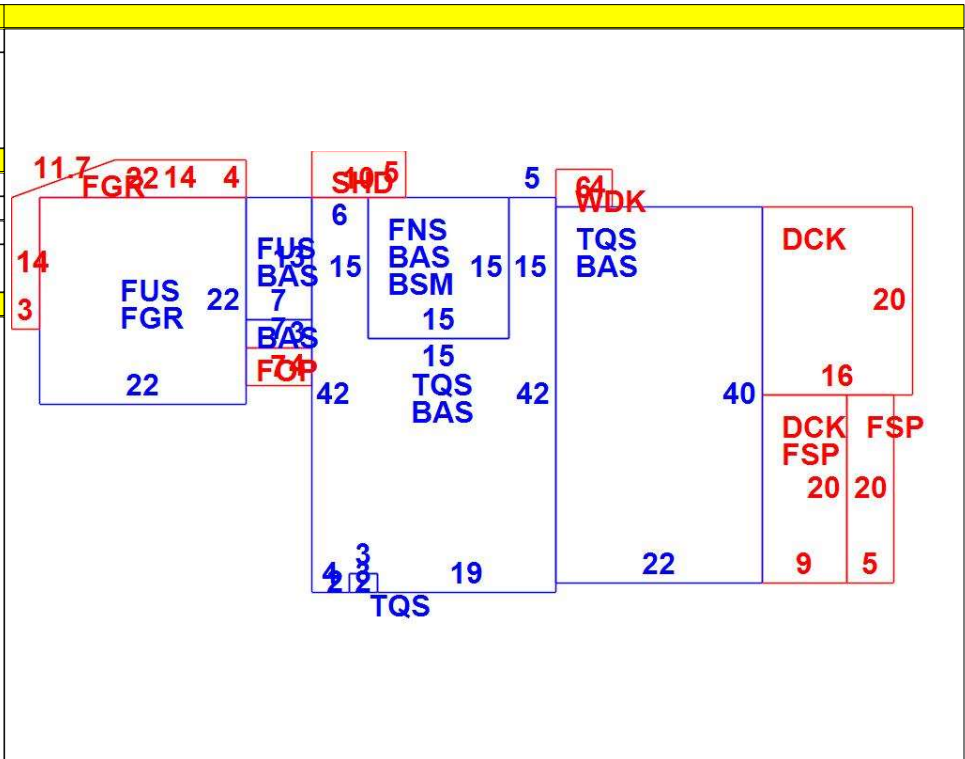
APPRAISED VALUE SUMMARY													
Appraised Bldg. Value (Card)										975,500			
Appraised Xf (B) Value (Bldg)										0			
Appraised Ob (B) Value (Bldg)										4,700			
Appraised Land Value (Bldg)										863,800			
Special Land Value										0			
Total Appraised Parcel Value										1,844,000			
Valuation Method										C			
Total Appraised Parcel Value										1,844,000			

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-22-447	12-09-2022	NC	New Construct	202,000	05-03-2023	100		Remove existing garage. Constr		05-03-2023	SJT	5		07	Measure - Info @ Door
2018-419	11-15-2018	BP	Bldg Permit	22,000		100	01-25-2019	REBUILD CHIMNEY AND FIREB		07-17-2019	SJT	5		30	Quality Control
2018-413	11-14-2018	DM	Demolish	5,000		100	01-25-2019	DEMO EXTERIOR CHIMNEY, R		07-02-2018	JLF	5		01	Measure - No Entry
2016-203	06-16-2016	BP	Bldg Permit	22,000	07-02-2018	100		DISMANTLE AND REBUILD EXI		08-13-2013	SJD	9	1	00	Measure & Listed
82	07-10-2012	MN	Maintenance		06-30-2013	100		STRIP & REROOF		04-12-2013	VGS			20	Field Review
15215	11-18-1998	NC	New Construct	3,000		100		INTERIOR REMODELING		02-09-2002	K&B		6	00	Measure & Listed
13897	11-14-1995	NC	New Construct	18,000	05-17-1996	100		20X32 SCN PRCH&RF PR							

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	28,314 SF	11.60	1.00000	5	1.00	0080	1.503		V175	1.7500	30.51	863,800
Total Card Land Units					0.65	AC	Parcel Total Land Area					0.65	Total Land Value			863,800

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	225	
Model	01	Residential	Bsmt Type	03	
Grade	09	Custom	Unfin Area	0.00	Partial
Stories	1.85				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Fir		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			1,152,985
Interior Floor 2			Net Other Adj		36,670
Heat Fuel	03	Gas	Replace Cost		1,189,657
Heat Type	05	Hot Water	Year Built		1925
AC Type	01	None	Effective Year Built		2003
Bedrooms	3		Depreciation Code		E
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		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	1		Condition %		82
Extra Openings	0		Percent Good		975,500
Gas Fireplaces	0		Cns Sect Rcnd		
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	225		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
PTO	Patio	L	450	15.00	1965	A	70	C	1.00	4,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,078	2,078	2,078	251.58	522,781
BSM	Basement	0	225	45	50.32	11,321
DCK	Deck	0	500	50	25.16	12,579
FGR	Garage	0	604	242	100.80	60,882
FNS	Finished 90% Story	203	225	203	226.98	51,071
FOP	Open Porch	0	28	4	35.94	1,006
FSP	Screened Porch	0	280	56	50.32	14,088
FUS	Finished Upper Story	575	575	575	251.58	144,658
SHD	Attached Shed	0	50	18	90.57	4,528
TQS	Three Quarter Story	1,310	1,747	1,310	188.65	329,568
Ttl Gross Liv / Lease Area		4,166	6,336	4,583		1,152,985



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
SZCZESNY KATHLEEN M TT KATHLEEN M SZCZESNY TRUST 155 BAY RD DUXBURY MA 02332			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed						
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	975,500	975,500						
		SUPPLEMENTAL DATA			0 Heavy		RES LAND	1010	863,800		863,800				
		Alt Prcl ID	Cyclical 7			RESIDNTL	1010	4,700	4,700						
		Scnd Home	Exemption			Total		1,844,000	1,844,000						
		Tax Class T	W												
		Tot Fin Area 3470	District												
		Total Acres .65	Res Exem												
		Chapter Lan													
		GIS ID F_876294_2833082	Assoc Pid#												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
								Year	Code	Assessed	Year	Code	Assessed		
								2023	1010	648,700	2022	1010	539,400		
									1010	1,175,000		1010	907,800		
									1010	3,200		1010	3,200		
								Total		1,826,900	Total		1,450,400		
								Total			Total		1,175,900		
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													
ASSESSING NEIGHBORHOOD															
Nbhd		Nbhd Name		B		Tracing		Batch							
0080															
NOTES															
BUILDING PERMIT RECORD															
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	VISIT / CHANGE HISTORY						
									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
Total Card Land Units					Parcel Total Land Area					Total Land Value					

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	04	Cape Cod				Bsmt Area	225				
Model	01	Residential				Bsmt Type	03				
Grade	09	Custom				Unfin Area	0.00	Partial			
Stories	1.85					CONDO DATA					
Occupancy	1					Parcel Id		C		Owne	
Exterior Wall 1	11	Clapboard							B		S
Exterior Wall 2						Adjust Type	Code	Description	Factor%		
Roof Structure	03	Gable				Condo Flr					
Roof Cover	03	Asphalt				Condo Unit					
Interior Wall 1	05	Drywall				COST / MARKET VALUATION					
Interior Wall 2						Net Other Adj		36,670			
Interior Floor 1	12	Hardwood				Replace Cost					
Interior Floor 2						Year Built					
Heat Fuel	03	Gas				Effective Year Built					
Heat Type	05	Hot Water				Depreciation Code					
AC Type	01	None				Remodel Rating					
Bedrooms	3					Year Remodeled					
Full Baths	3					Depreciation %					
Half Baths	1					Functional Obsol					
Extra Fixtures	1					External Obsol					
Total Rooms	9					Trend Factor					
Bath Style	03	Modern				Condition					
Kitchen Style	03	Modern				Condition %					
Extra Kitchens	0					Percent Good					
Fireplaces	1					Cns Sect Rcnld					
Extra Openings	0					Dep % Ovr					
Gas Fireplaces	0					Dep Ovr Comment					
Sq Ft Fin Bsmt	0					Misc Imp Ovr					
FBM Quality						Misc Imp Ovr Comment					
Foundation	06	Poured Conc				Cost to Cure Ovr					
Bsmt Garage	0					Cost to Cure Ovr Comment					
Bsmt Area	225										
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					
WDK	Deck	0	24	2	20.96	503					
Ttl Gross Liv / Lease Area											