

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
VIRGA BENJAMIN & GEARIN KRISTI		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
VIRGA-GEARIN FAMILY REVOCABLE		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	715,000	715,000	
8 BAYRIDGE LN				0	Medium			RES LAND	1010	478,700	478,700	
DUXBURY MA 02332		SUPPLEMENTAL DATA						RESIDNTL	1010	2,900	2,900	
Alt Prcl ID		Cyclical		7								
Scnd Home		Exemption										
Tax Class T		W										
Tot Fin Area 1725		District										
Total Acres .41		Res Exem										
Chapter Lan												
GIS ID F_876052_2833224		Assoc Pid#										
									Total	1,196,600	1,196,600	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
VIRGA BENJAMIN & GEARIN KRISTIN TT		LCC 122038	06-26-2015	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
VIRGA BENJAMIN C		LCC 114996	08-09-2010	Q	I	500,000	00	2023	1010	533,900	2022	1010	445,500	2021	1010	426,300
									1010	467,500		1010	401,700		1010	303,600
									1010	1,900		1010	1,900		1010	1,900
									Total	1,003,300	Total	849,100	Total	731,800		

EXEMPTIONS				OTHER ASSESSMENTS				APPRaised VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 715,000			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

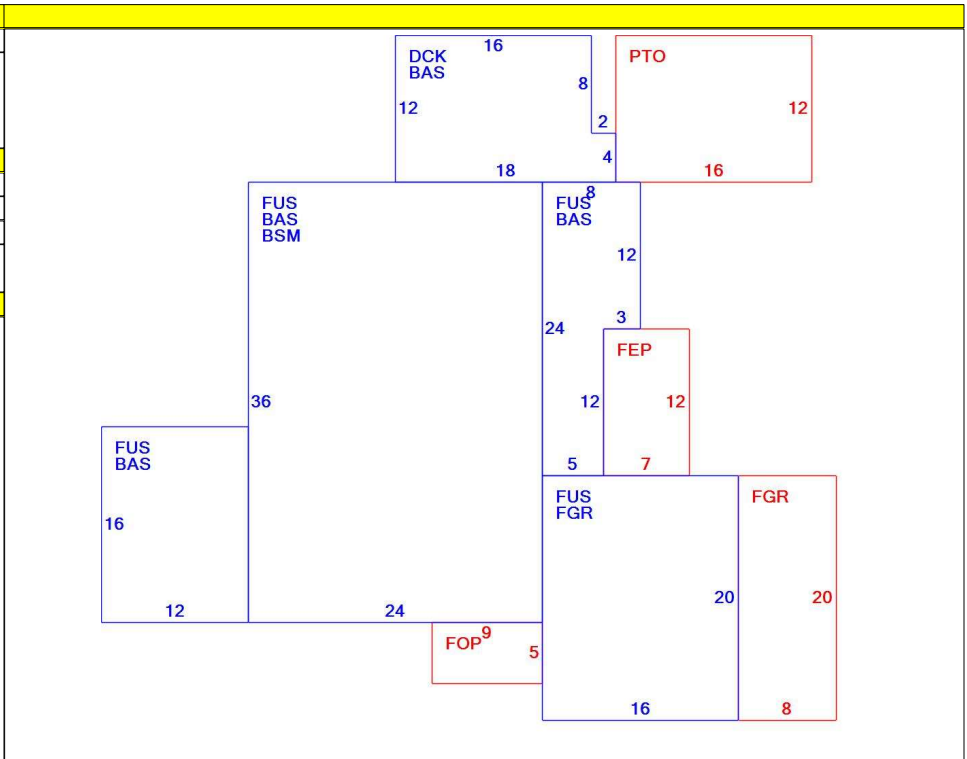
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0070			

NOTES			
Total Appraised Parcel Value 1,196,600			
Valuation Method C			
Total Appraised Parcel Value 1,196,600			

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	
2014-214	07-28-2014	NC	New Construct	275,000	05-20-2015	100		DEMO SECOND LEVEL OF EXI	09-17-2018	SJD			20	Field Review	
									05-20-2015	JLF	5	1	00	Measure & Listed	
									04-12-2013	VGS			20	Field Review	
									11-29-2010	KP		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	17,860 SF	16.78	1.00000	5	1.00	0070	1.389		V115	1.1500	26.80	478,700
Total Card Land Units					0.41	AC	Parcel Total Land Area					0.41	Total Land Value			478,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	864	
Model	01	Residential	Bsmt Type	00	
Grade	07	Very Good	Unfin Area	0.00	N/A
Stories	1.6				
Occupancy	1		CONDO DATA		
Exterior Wall 1	25	Vinyl Siding	Parcel Id		C
Exterior Wall 2					B
Roof Structure	02	Shed	Adjust Type		Code
Roof Cover	03	Asphalt			Description
Interior Wall 1	05	Drywall			Factor%
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			
Interior Floor 2			Net Other Adj		786,948
Heat Fuel	03	Gas	Replace Cost		34,880
Heat Type	04	Forced Air-Duc	Year Built		821,828
AC Type	03	Central	Effective Year Built		1900
Bedrooms	4		Depreciation Code		2008
Full Baths	2		Remodel Rating		R
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		13
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		87
Gas Fireplaces	0		Cns Sect Rcnd		715,000
Sq Ft Fin Bsmt	320		Dep % Ovr		
FBM Quality	02	Low Quality	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	864		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	198	21.00	1980	A	70	C	1.00	2,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,412	1,412	1,412	231.73	327,200
BSM	Basement	0	864	173	46.40	40,089
DCK	Deck	0	200	20	23.17	4,635
FEP	Finished Enclosed Porch	0	84	50	137.93	11,586
FGR	Garage	0	480	192	92.69	44,492
FOP	Open Porch	0	45	7	36.05	1,622
FUS	Finished Upper Story	1,532	1,532	1,532	231.73	355,007
PTO	Patio	0	192	10	12.07	2,317
Ttl Gross Liv / Lease Area		2,944	4,809	3,396		786,948

