

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
TUCCI ERIC P TT			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed							
TUCCI LAUREN O TT			0 No Sewer	0 Paved	0 Average	RESIDNTL	1110	371,000	371,000							
48 SIMMONS DR				0 Heavy		RES LAND	1110	498,500	498,500							
SUPPLEMENTAL DATA																
DUXBURY MA 02332		Alt Prcl ID	Cyclical Exemption W		7											
		Scnd Home	District													
		Tax Class T	Res Exem													
		Tot Fin Area 3209														
		Total Acres 1.172														
		Chapter Lan														
		GIS ID F_877605_2834379	Assoc Pid#													
						Total		869,500	869,500							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
TUCCI ERIC P TT		55551 89	08-27-2021	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed			
TUCCI ERIC P		55513 159	08-20-2021	U	I	100	1A	2023	1110	371,000	2022	1110	371,000			
TUCCI ERIC P & TUCCI LAUREN O TRU		51971 64	11-19-2019	U	I	100	1A		1110	487,100	2021	1110	298,400			
TUCCI ERIC P		51007 140	04-17-2019	Q	I	700,000	00						371,700			
GARRITY MICHAEL W III		14564 0272	08-06-1996	U	I	1	1F									
						Total		858,100	Total		842,100	Total	670,100			
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								
0070																
NOTES																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result	
15161	10-09-1998	NC	New Construct	2,000	02-01-1999	100		8X8 UTILITY BLDING		05-11-2020	SJD	9		20	Field Review	
11338	08-16-1989	MN	Maintenance			100		LANDING STAIRWAY 2ND		04-12-2013	VGS			20	Field Review	
										02-25-2013	KP	0	1	00	Measure & Listed	
										07-15-2008	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	1110	Apt	RC	Primary	40,000	SF 8.75	1.00000	5	1.00	0070	1.389			12.16	486,200	
1	1110	Apt	RC	Residual	0.254	AC 35,000.00	1.00000	5	1.00	0070	1.389			1.11	12,300	
Total Card Land Units					1.17	AC	Parcel Total Land Area					1.17	Total Land Value			498,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	45	Apt House	Bsmt Area	174	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	4		CONDO DATA		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
Roof Structure	06	Mansard	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	14	Carpet			497,816
Interior Floor 2			Net Other Adj		24,700
Heat Fuel	03	Gas	Replace Cost		522,515
Heat Type	04	Forced Air-Duc	Year Built		1900
AC Type	01	None	Effective Year Built		1992
Bedrooms	8		Depreciation Code		G
Full Baths	4		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	14		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		71
Gas Fireplaces	0		Cns Sect Rcnld		371,000
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	174		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	2,209	2,209	2,209	154.99	342,364
BSM	Basement	0	174	35	31.18	5,425
DCK	Deck	0	93	9	15.00	1,395
FOP	Open Porch	0	70	11	24.35	1,705
FUS	Finished Upper Story	920	920	920	154.99	142,587
SHD	Attached Shed	0	80	28	54.25	4,340
Ttl Gross Liv / Lease Area		3,129	3,546	3,212		497,816

