

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
NAJARIAN ROBERT G JR			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
NAJARIAN TRACIA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	615,700	615,700
104 STANDISH ST		<b>SUPPLEMENTAL DATA</b>			0 Medium	RES LAND	1010	1,396,600	1,396,600
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3411 Total Acres 1.817 Chapter Lan GIS ID F_878447_2832993			0 Bay Vw	RESIDNTL	1010	4,500	4,500
			Cyclical Exemption W District Res Exem	9			Total	2,016,800	2,016,800

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
NAJARIAN ROBERT G JR		35811 307	04-03-2008	U	I	815,000	1	Year	Code	Assessed	Year	Code	Assessed
MULVEY DAVID J		17166 300	02-19-1999	Q	I	500,000	00	2023	1010	599,900	2022	1010	542,700
									1010	1,218,300		1010	828,900
									1010	3,000		1010	3,000
								Total	1,821,200	Total	1,374,600	Total	1,207,200

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

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APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	615,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	4,500
Appraised Land Value (Bldg)	1,396,600
Special Land Value	0
Total Appraised Parcel Value	2,016,800
Valuation Method	C
Total Appraised Parcel Value	2,016,800

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0090			

NOTES												

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
BP-20-1	01-02-2020	MN		22,336		100	02-26-2020	Replace Hip Roofon Main House			03-07-2023	SJD	0		01	Measure - No Entry
100	08-25-2008	MN	Maintenance	2,500		100		RE-ROOF, REPR WINDOW			02-26-2020	SJT	5		20	Field Review
171	06-03-2008	MS	Miscellaneous	1,900		100		RELOCATE SHED			04-02-2015	SJD	0	1	00	Measure & Listed
66	03-03-2008	AD	Addition	137,000	08-25-2008	100		1000'SIN, FIN BASMNT			04-12-2013	VGS			20	Field Review
											10-02-2012	KP	6		30	Quality Control
											02-26-2010	K/D		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	40,000 SF	8.75	1.00000	5	1.00	0090	3.661			1.0000	32.04	1,281,400	
1	1010	Single Family	RC	Residual	0.899 AC	35,000.00	1.00000	5	1.00	0090	3.661			1.0000	2.94	115,200	
Total Card Land Units					1.82 AC	Parcel Total Land Area					1.82	Total Land Value					1,396,600

**CONSTRUCTION DETAIL** **CONSTRUCTION DETAIL (CONTINUED)**

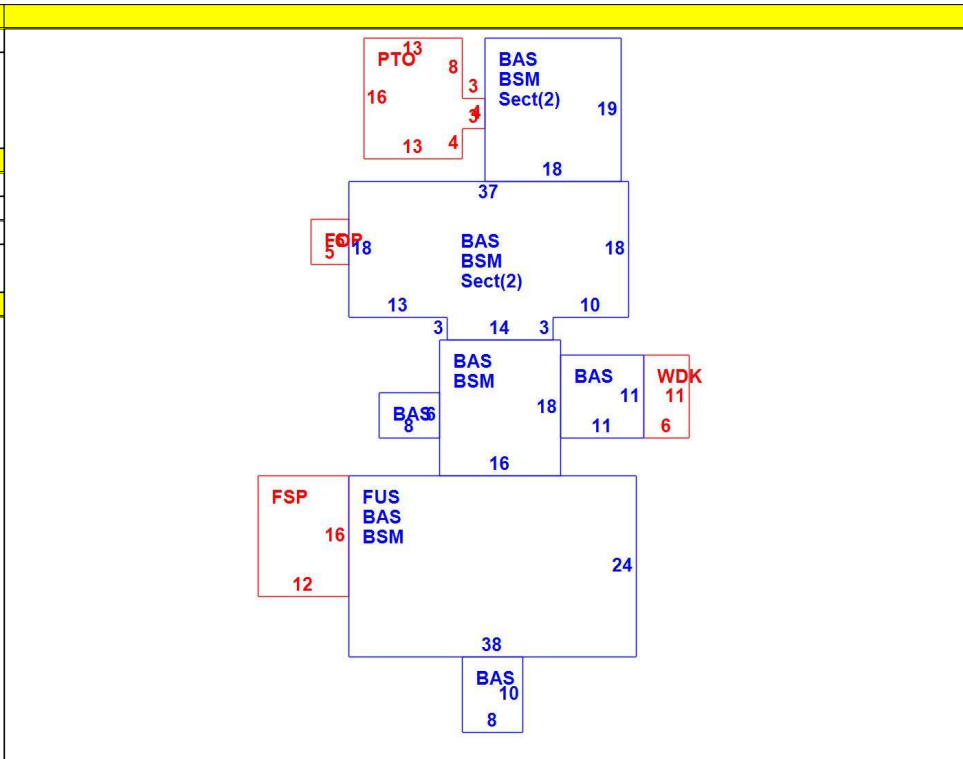
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	1200	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		
Interior Wall 1	03	Plaster	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2			Net Other Adj		489,821
Heat Fuel	03	Gas	Replace Cost		792,029
Heat Type	04	Forced Air-Duc	Year Built		1804
AC Type	03	Central	Effective Year Built		1992
Bedrooms	3		Depreciation Code		G
Full Baths	1		Remodel Rating		
Half Baths			Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	15		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	4		Percent Good		71
Gas Fireplaces	0		Cns Sect Rcnd		362,800
Sq Ft Fin Bsmt			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	03	Stone	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1200		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	160	21.00	1950	P	35	C	1.00	1,200
SHD1	Shed	L	288	21.00	1950	F	55	C	1.00	3,300

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,449	1,449	1,449	184.01	266,623
BSM	Basement	0	1,200	240	36.80	44,161
FOP	Open Porch	0	30	5	30.67	920
FSP	Screened Porch	0	192	38	36.42	6,992
FUS	Finished Upper Story	912	912	912	184.01	167,813
PTO	Patio	0	220	11	9.20	2,024
WDK	Deck	0	66	7	19.52	1,288
Ttl Gross Liv / Lease Area		2,361	4,069	2,662		489,821



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104 STANDISH ST		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	1,396,600	1,396,600	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3411 Total Acres 1.817 Chapter Lan GIS ID F_878447_2832993			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	4,500	4,500
						Total		2,016,800	2,016,800

**VISION**

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									1010	1,218,300		1010	828,900	
									1010	3,000		1010	3,000	
						Total		1,821,200	Total		1,374,600	Total		1,207,200

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

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ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0090			Batch

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171	06-03-2008	MS	Miscellaneous	1,900		100		RELOCATE SHED		04-02-2015	SJD	0	1	00	Measure & Listed
66	03-03-2008	AD	Addition	137,000	08-25-2008	100		1000'SIN, FIN BASMNT		04-12-2013	VGS			20	Field Review
										10-02-2012	KP	6		30	Quality Control
										02-26-2010	K/D		1	00	Measure & Listed

LAND LINE VALUATION SECTION																	
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1	1010	Single Family	RC	Residual	0.899 AC	35,000.00	1.00000	5	1.00	0090	3.661			1.0000	2.94	115,200	
Total Card Land Units					1.82 AC	Parcel Total Land Area					1.82	Total Land Value					1,396,600

**CONSTRUCTION DETAIL** **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	1050	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		229,672
Interior Floor 2			Replace Cost		51,366
Heat Fuel	03	Gas	Year Built		2008
Heat Type	04	Forced Air-Duc	Effective Year Built		2011
AC Type	03	Central	Depreciation Code		A
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		10
Extra Fixtures	7		Functional Obsol		
Total Rooms	15		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces			Percent Good		90
Extra Openings			Cns Sect Rcnd		252,900
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	693		Dep Ovr Comment		
FBM Quality	05	Living Area	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1050		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	1,050	1,050	1,050	182.28	191,393
BSM	Basement	0	1,050	210	36.46	38,279
Ttl Gross Liv / Lease Area		1,050	2,100	1,260		229,672

