

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>
CONDRIK RUSSELL J			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	
CONDRIK CYNTHIA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	772,000	772,000	
259 CRESCENT STREET		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	1,185,300	1,185,300		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2609 Total Acres .59 Chapter Lan			Cyclical 9 Exemption W District Res Exem	RESIDNTL	1010	57,300	57,300	
GIS ID F_878219_2832076		Assoc Pid#			Total		2,014,600	2,014,600		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)				
BANNON BRYAN M	58046 31	06-28-2023	Q	I	2,000,000	00	Year	Code	Assessed	Year	Code	Assessed
CONDRIK RUSSELL J	53640 94	10-16-2020	Q	I	1,300,000	00	2023	1010	588,700	2022	1010	499,200
KALITA PAUL F	45742 310	06-30-2015	Q	I	870,000	00		1010	1,033,100		1010	705,100
SEGALLA CHRISTOPHER T & DEBORA	15719 271	12-11-1997	U	I	245,000	1		1010	33,500		1010	33,500
Total							1,655,300	Total	1,237,800	Total	1,016,200	

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0090				

  

APPRAISED VALUE SUMMARY													
Appraised Bldg. Value (Card)											772,000		
Appraised Xf (B) Value (Bldg)											0		
Appraised Ob (B) Value (Bldg)											57,300		
Appraised Land Value (Bldg)											1,185,300		
Special Land Value											0		
Total Appraised Parcel Value											2,014,600		
Valuation Method											C		
Total Appraised Parcel Value											2,014,600		

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
BPO-21-562	12-28-2021	MN	Maintenance	5,000		100	12-28-2021	INSULATION/WEATHERIZATIO		12-15-2020	SJD	9	1	00	Measure & Listed
QPO-20-18	12-16-2020	MN	Maintenance	57,157		100		Remove and replace 30 windows		05-23-2016	SJD	9		01	Measure - No Entry
BPO-20-302	11-16-2020	RM	Remodel	8,000		100	11-20-2020	Install a 21'6" steel beam in kitch		04-12-2013	VGS			20	Field Review
2018-373	10-10-2018	MN	Maintenance	20,000		100	02-06-2019	REPAIR STORM DAMAGE TO D		09-14-2005	KP		1	00	Measure & Listed
2017-415	12-06-2017	MN	Maintenance	5,200		100		ROOF WITH ARCHITECTURAL							
2015-400	11-24-2015	MN	Maintenance	774		100		REPLACE ENTRY DOOR							
411	09-01-2004	NC	New Construct	37,800		100		CONS 24X30 GARAGE							

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	25,705 SF	12.60	1.00000	5	1.00	0090	3.661		1.0000	46.11	1,185,300
Total Card Land Units					0.59 AC	Parcel Total Land Area					0.59	Total Land Value			1,185,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1302	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	1.85				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	02	Shed			
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	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	3				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	9				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1062				
FBM Quality	05	Living Area			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1302				

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

COST / MARKET VALUATION			
Net Other Adj		779,006	
Replace Cost		88,463	
Year Built		1997	
Effective Year Built		2010	
Depreciation Code		VG	
Remodel Rating			
Year Remodeled			
Depreciation %		11	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		89	
Cns Sect Rcnld		772,000	
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
FGR5	Garage - 2 Sto	L	720	91.00	2004	A	70	C	1.00	45,900
SHD1	Shed	L	64	21.00		A	70	C	1.00	900
GNR	GENERATOR	L	1	12400.00		G	85	C	1.00	10,500

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,437	1,437	1,437	264.97	380,758
BSM	Basement	0	1,302	260	52.91	68,892
CAN	Canopy	0	24	2	22.08	530
CTH	Cathedral Ceiling	0	135	14	27.48	3,710
DCK	Deck	0	135	14	27.48	3,710
FNS	Finished 90% Story	1,172	1,302	1,172	238.51	310,542
PTO	Patio	0	816	41	13.31	10,864
Ttl Gross Liv / Lease Area		2,609	5,151	2,940		779,006

