

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
IRRERA MICHAEL J IRRERA LARISSA 232 STANDISH ST DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code		Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		573,400	573,400
	SUPPLEMENTAL DATA			0	Medium			RES LAND	1010		1,217,300	1,217,300
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3590 Total Acres .918 Chapter Lan GIS ID F_879035_2831332		Cyclical 9 Exemption W District Res Exem Assoc Pid#		RESIDNTL				1010	39,800	39,800		
Total									1,830,500	1,830,500		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
IRRERA MICHAEL J FITZGERALD CHRISTOPHER ROCKETT ANDREW F ROCKETT LISA ALLEN	LCC	130527	07-31-2020	U	I	905,000	1	Year	Code	Assessed	Year	Code	Assessed
	LCC	111139	10-01-2007	Q	I	887,500	00	2023	1010	498,500	2022	1010	448,600
	LCC	100315	11-19-2001	U	I	100	1F		1010	1,061,900		1010	722,500
	LCC	92806	02-02-1998	Q	I	550,000	00		1010	24,700		1010	24,700
Total									1,585,100	Total	1,195,800	Total	1,007,200

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
0090				

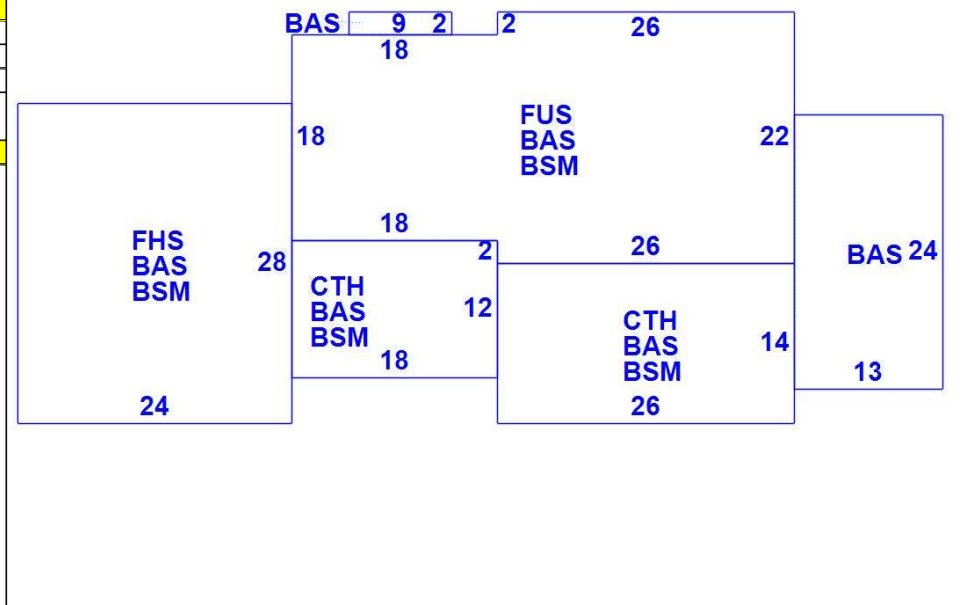
NOTES				APPRAISED VALUE SUMMARY				
				Appraised Bldg. Value (Card)				573,400
				Appraised Xf (B) Value (Bldg)				0
				Appraised Ob (B) Value (Bldg)				39,800
				Appraised Land Value (Bldg)				1,217,300
				Special Land Value				0
				Total Appraised Parcel Value				1,830,500
				Valuation Method				C
				Total Appraised Parcel Value				1,830,500

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
2015-268	11-06-2015	MN	Maintenance	65,000		100		INTERIOR REPAIRS DUE TO W WOODEN SHED 2X9 ADD&PIER FOOT1NG POOL/HOT TUB/FENCING FARMER'S PCH 4X17	05-20-2021	SJD	9	1	07	Measure - Info @ Door
24	08-01-2005	MS	Miscellaneous			100			04-12-2013	VGS			20	Field Review
20000069	03-17-2000	RM	Remodel	2,500	10-11-2002	100			01-19-2007	KP		1	00	Measure & Listed
12945	09-27-1993	NC	New Construct	15,000		100								
11939	06-24-1991	AD	Addition	1,700		100								

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		TP95	0.9500	30.43	1,217,300
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value				1,217,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	2024	
Model	01	Residential	Bsmt Type	00	
Grade	07	Very Good	Unfin Area	0.00	N/A
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
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	0				
Extra Fixtures	1				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	2024				

CONDO DATA			
Parcel Id	C	Owne	
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Net Other Adj		669,867	
Replace Cost		29,440	
Year Built		699,306	
Effective Year Built		1987	
Depreciation Code		2003	
Remodel Rating		G	
Year Remodeled			
Depreciation %		18	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		82	
Cns Sect Rcnd		573,400	
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
SPL2	Ing Pool-Good	L	620	89.00	1985	A	70	C	1.00	38,600
SHD1	Shed	L	80	21.00	1994	A	70	C	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,478	2,478	2,478	159.57	395,410
BSM	Basement	0	2,148	430	31.94	68,614
CTH	Cathedral Ceiling	0	580	58	15.96	9,255
FHS	Finished Half Story	336	672	336	79.78	53,615
FUS	Finished Upper Story	896	896	896	159.57	142,973
Ttl Gross Liv / Lease Area		3,710	6,774	4,198		669,867

