

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
YANULIS F ADAM			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
YANULIS MAURA OCONNOR			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	351,300	351,300	
PO BOX 2273				0 Medium		RES LAND	1010	416,000	416,000	
DUXBURY MA 02331		SUPPLEMENTAL DATA				RESIDNTL	1010	22,700	22,700	
Alt Prcl ID		Cyclical 9								
Scnd Home		Exemption								
Tax Class T		W								
Tot Fin Area 2257		District								
Total Acres .36		Res Exem								
Chapter Lan										
GIS ID F_878401_2834000		Assoc Pid#								
						Total		790,000	790,000	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
YANULIS F ADAM		10229 0063	04-12-1991	Q	I	205,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	273,000	2022	1010	227,400
									1010	494,300		1010	385,900
									1010	10,800		1010	10,800
								Total		778,100	Total		624,100
											Total		564,700

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

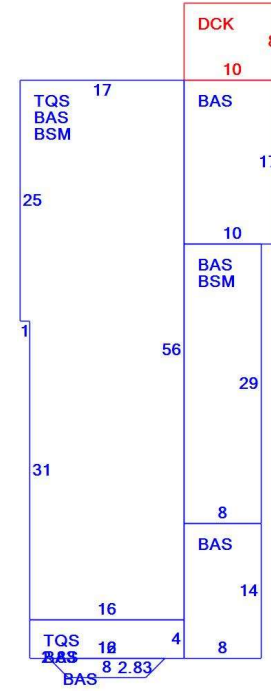
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

APPRAISED VALUE SUMMARY													
Appraised Bldg. Value (Card)										351,300			
Appraised Xf (B) Value (Bldg)										0			
Appraised Ob (B) Value (Bldg)										22,700			
Appraised Land Value (Bldg)										416,000			
Special Land Value										0			
Total Appraised Parcel Value										790,000			
Valuation Method										C			
Total Appraised Parcel Value										790,000			

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
EPO-22-277	06-06-2022	EL	Electric			100	08-22-2022	GENERATOR		03-17-2014	JLF	0	1	00	Measure & Listed
192	05-26-2006	RM	Remodel	15,000		100		CLOSETS&BATH,HALLWAY		04-12-2013	VGS			20	Field Review
15321	02-11-1999	MN	Maintenance	3,000		100		STRIP AND REROOF		07-03-2008	BSB		1	00	Measure & Listed
13878	11-01-1995	RM	Remodel	11,100	06-06-1996	100		ENCLSE PORCH,ADD DCK							

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	15,682 SF	18.58	1.00000	5	1.00	0080	1.503		E95	0.9500	26.53	416,000
Total Card Land Units					0.36 AC	Parcel Total Land Area					0.36	Total Land Value			416,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	1153	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle	CONDO DATA		
Exterior Wall 2			Parcel Id		C
Roof Structure	03	Gable			Owne
Roof Cover	03	Asphalt			B
Interior Wall 1	05	Drywall	Adjust Type	Code	Description
Interior Wall 2	03	Plaster	Condo Flr		Factor%
Interior Floor 1	12	Hardwood	Condo Unit		
Interior Floor 2			COST / MARKET VALUATION		
Heat Fuel	02	Oil	Net Other Adj		486,558
Heat Type	06	Steam	Replace Cost		37,700
AC Type	01	None	Year Built		524,258
Bedrooms	3		Effective Year Built		1890
Full Baths	3		Depreciation Code		1988
Half Baths	0		Remodel Rating		A
Extra Fixtures	1		Year Remodeled		
Total Rooms	8		Depreciation %		33
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	2		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		67
Sq Ft Fin Bsmt	368		Cns Sect Rcnld		351,300
FBM Quality	05	Living Area	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1153		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
FGR1	Garage - 1 Sto	L	384	52.00	1980	A	70	C	1.00	14,000
GNR	GENERATOR	L	1	12400.00	2022	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,519	1,519	1,519	194.86	295,988
BSM	Basement	0	1,153	231	39.04	45,012
DCK	Deck	0	80	8	19.49	1,559
TQS	Three Quarter Story	739	985	739	146.19	143,999
Ttl Gross Liv / Lease Area		2,258	3,737	2,497		486,558

