

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
TUFANKJIAN CHERYL J TT 301 MARSHALL ST RLTY TRUST 389 KING CAESAR RD			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	308,400	308,400	
		SUPPLEMENTAL DATA				RES LAND	1010	1,166,900	1,166,900	
DUXBURY MA 02332		Alt Prcl ID			Cyclical 9	RESIDNTL	1010	16,100	16,100	
		Scnd Home LEASED	Exemption W							
		Tax Class T	District							
		Tot Fin Area 1750	Res Exem							
GIS ID F_881413_2830523		Assoc Pid#						Total	1,491,400	1,491,400

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
TUFANKJIAN CHERYL J TT		LCC 118487	12-31-2012	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
TUFANKJIAN CHARLES G		LCC 63567	06-16-1980	U	I	65,000	1	2023	1010	229,800	2022	1010	191,500	2021	1010	191,200
									1010	1,334,500		1010	972,100		1010	601,400
									1010	12,400		1010	12,400		1010	12,400
								Total	1,576,700		Total	1,176,000		Total	805,000	

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0100				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	308,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	16,100
Appraised Land Value (Bldg)	1,166,900
Special Land Value	0
Total Appraised Parcel Value	1,491,400
Valuation Method	C
Total Appraised Parcel Value	1,491,400

NOTES									

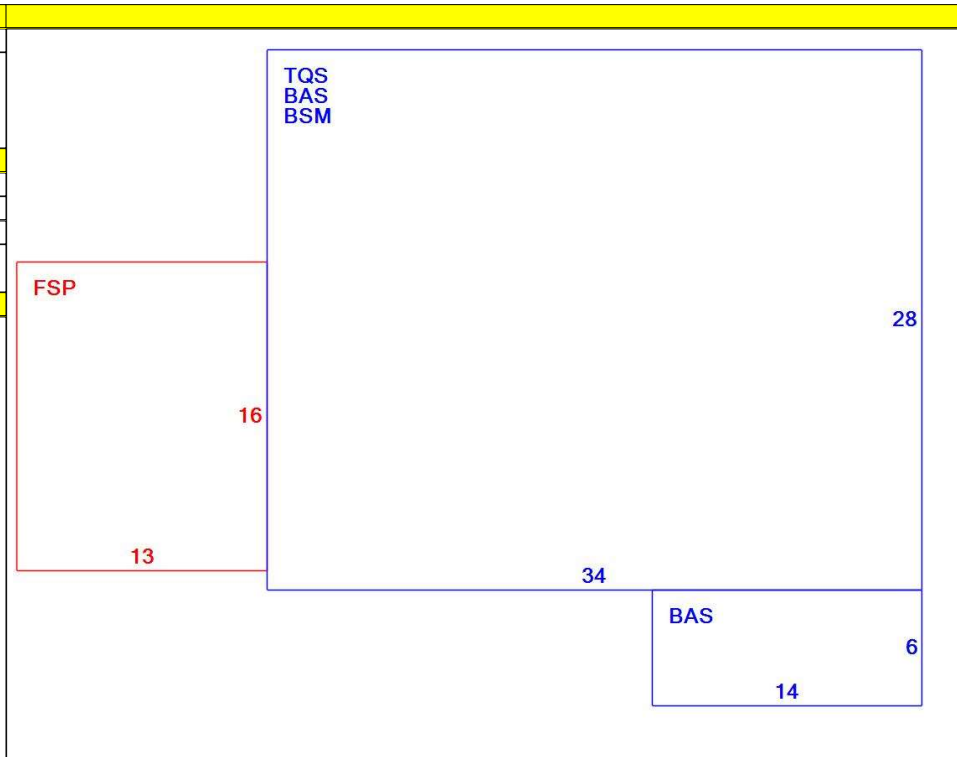
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
										04-12-2013	VGS			20	Field Review
										08-26-2008	BSB		1	00	Measure & Listed

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	1010	Single Family	RC	Primary	30,056 SF	11.03	1.00000	5	1.00	0100	3.519			1.0000	38.82	1,166,900	
Total Card Land Units					0.69	AC	Parcel Total Land Area					0.69	Total Land Value				1,166,900

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style	04	Cape Cod	Bsmt Area	952			
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					
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	04	Forced Air-Duc					
AC Type	01	None					
Bedrooms	3						
Full Baths	2						
Half Baths	0						
Extra Fixtures	0						
Total Rooms	6						
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	05	Conc Block					
Bsmt Garage	0						
Bsmt Area	952						

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

COST / MARKET VALUATION			
Net Other Adj		436,604	
Replace Cost		16,900	
Year Built		453,505	
Effective Year Built		1940	
Depreciation Code		1989	
Remodel Rating		A	
Year Remodeled			
Depreciation %		32	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		68	
Cns Sect Rcnld		308,400	
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
FGR1	Garage - 1 Sto	L	442	52.00	1970	A	70	C	1.00	16,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,036	1,036	1,036	220.29	228,215
BSM	Basement	0	952	190	43.96	41,854
FSP	Screened Porch	0	208	42	44.48	9,252
TQS	Three Quarter Story	714	952	714	165.21	157,283
Ttl Gross Liv / Lease Area		1,750	3,148	1,982		436,604

