

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
DEASI GARY J			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	
DEASI LISA J			0 No Sewer	0 Paved	0 Average	RESIDNTL	1090	409,800	409,800	
22 MAYFLOWER AVE		SUPPLEMENTAL DATA			RES LAND	1090	1,150,500	1,150,500		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1942 Total Acres 1.03 Chapter Lan GIS ID F_880483_2829342			Cyclical 9 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1090	4,700	4,700	
						Total		1,565,000	1,565,000	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
DEASI GARY J		28226 344	05-17-2004	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
SINCHAK THOMAS M TRUSTEE		26357 273	08-29-2003	U	I	250,000	1A	2023	1090	319,700	2022	1090	285,300
									1090	1,313,700		1090	1,292,100
									1090	3,100		1090	500
						Total		1,636,500		Total		1,577,900	
								Total				950,700	

EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 409,800			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

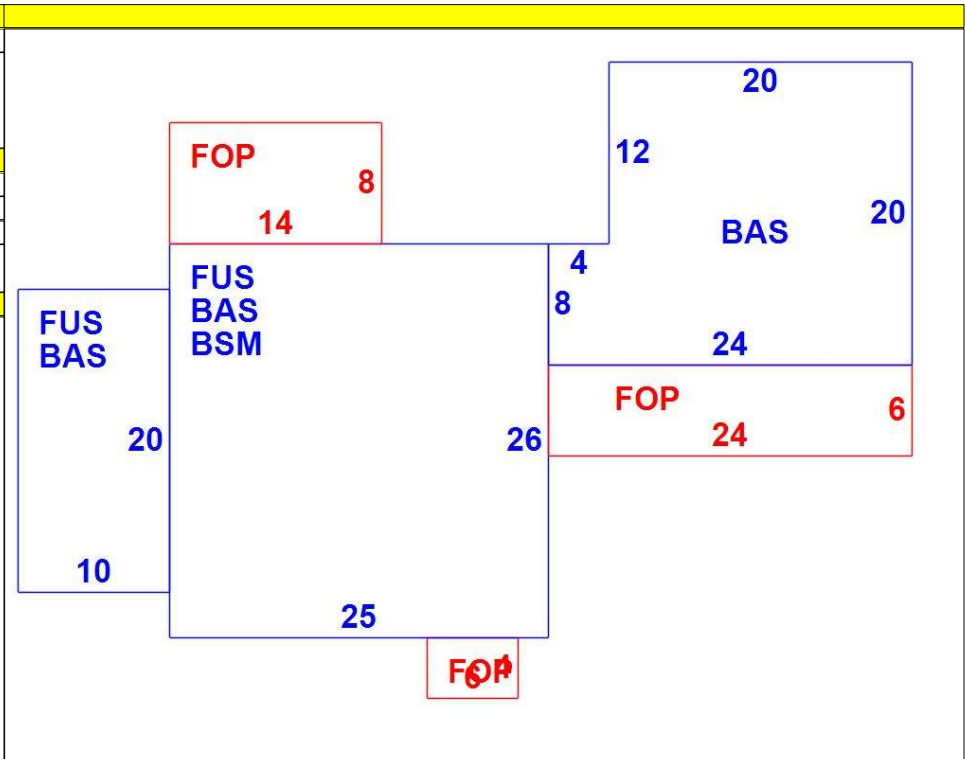
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0100			Batch

NOTES													
										Appraised Land Value (Bldg) 1,150,500			
										Special Land Value 0			
										Total Appraised Parcel Value 1,565,000			
										Valuation Method C			
										Total Appraised Parcel Value 1,565,000			

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
143	08-03-2011	AD	Addition	30,000	05-23-2012	100		10X20 2STYOVERPORCH	02-04-2022	SJT	0		00	Measure & Listed
4	03-25-2008	MS	Miscellaneous	3,300		100		10X10 REPL UTLY BLDG	04-12-2013	VGS			20	Field Review
438	12-08-2006	MS	Miscellaneous	0		100		WOOD STOVE	05-23-2012	KP	5	1	00	Measure & Listed
443	08-21-2003	MN	Maintenance	18,000		100		REROOF/REPL GUTTERS	11-29-2006	KP		6	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	1090	Multi Houses	RC	Primary	26.061 SF	12.45	1.00000	5	1.00	0100	3.519		1.0000	43.80	1,141,600
1	1090	Multi Houses	RC	Residual	0.050 AC	35,000.00	1.00000	5	1.00	0100	3.519		1.0000	2.85	6,200
1	1090	Multi Houses	RC	Undevelop	0.384 AC	2,000.00	1.00000	0	1.00	0100	3.519		1.0000	0.16	2,700
Total Card Land Units					1.03 AC	Parcel Total Land Area					1.03	Total Land Value			1,150,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	650	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			546,856
Interior Floor 2			Net Other Adj		20,735
Heat Fuel	03	Gas	Replace Cost		567,591
Heat Type	04	Forced Air-Duc	Year Built		1900
AC Type	03	Central	Effective Year Built		1988
Bedrooms	3		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		33
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	0		Percent Good		67
Gas Fireplaces	0		Cns Sect Rcnld		380,300
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	650		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	48	21.00	1999	A	70	C	1.00	700
SHD1	Shed	L	96	21.00	2010	A	70	C	1.00	1,400
SHD1	Shed	L	96	21.00	2010	A	70	C	1.00	1,400
SHD1	Shed	L	80	21.00	2010	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	1,282	1,282	1,282	237.35	304,283
BSM	Basement	0	650	130	47.47	30,856
FOP	Open Porch	0	280	42	35.60	9,969
FUS	Finished Upper Story	850	850	850	237.35	201,748
Ttl Gross Liv / Lease Area		2,132	3,062	2,304		546,856



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA								
DEASI GARY J DEASI LISA J 22 MAYFLOWER AVE DUXBURY MA 02332				0 Water 0 No Sewer		0 Two-Way 0 Paved 0 Medium		0 Average 0 Average		Description	Code	Appraised	Assessed									
SUPPLEMENTAL DATA										RESIDNTL	1090	409,800	409,800	VISION								
Alt Prcl ID		Scnd Home		Tax Class T		Tot Fin Area 1942		Total Acres 1.03		Chapter Lan		RESIDNTL	1090		1,150,500	1,150,500						
GIS ID F_880483_2829342		Cyclical Exemption W		District Res Exem		Assoc Pid#				RESIDNTL	1090	4,700	4,700									
								Total				1,565,000	1,565,000									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
DEASI GARY J SINCHAK THOMAS M TRUSTEE				28226 344 26357 273		05-17-2004 08-29-2003		U I U I		1 250,000		1A 1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
														2023	1090	319,700	2022	1090	285,300	2021	1090	189,400
														1090	1,313,700	1,292,100	1090	500	1090	760,800	1090	500
				Total										Total	1,636,500	Total	1,577,900	Total	950,700			
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												APPRaised VALUE SUMMARY										
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				409,800								
0100										Appraised Xf (B) Value (Bldg)				0								
										Appraised Ob (B) Value (Bldg)				4,700								
										Appraised Land Value (Bldg)				1,150,500								
										Special Land Value				0								
										Total Appraised Parcel Value				1,565,000								
										Valuation Method				C								
										Total Appraised Parcel Value				1,565,000								
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								
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							
2	1090	Multi Houses			SF		1.00000	0	1.00	0100	3.519		0.0000	0.00	0							
Total Card Land Units					0.00	AC	Parcel Total Land Area					1.03	Total Land Value			0						

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	0	
Model	01	Residential	Bsmt Type	00	
Grade	03	Average	Unfin Area		N/A
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			38,978
Interior Floor 2			Net Other Adj		5,000
Heat Fuel	04	Electric	Replace Cost		43,978
Heat Type	01	None	Year Built		1900
AC Type	01	None	Effective Year Built		1988
Bedrooms	1		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		33
Total Rooms	4		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		67
Gas Fireplaces	0		Cns Sect Rcnld		29,500
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	0		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

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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	210	210	210	185.61	38,978	
Ttl Gross Liv / Lease Area		210	210	210		38,978	