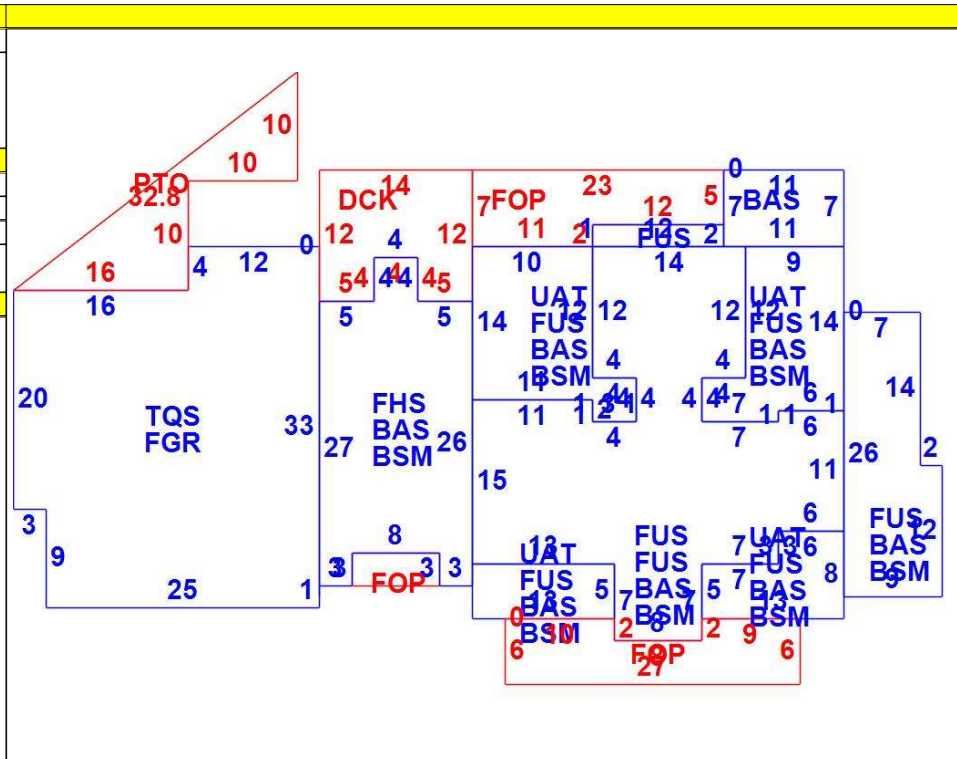


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>				
QUINZANI ROB ROY TT (1/2 INT) CHUSLO JULIA M TT ( 1/2 INT) 163 MARSHALL ST  DUXBURY MA 02332-5100		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed							
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	2,020,700	2,020,700							
		SUPPLEMENTAL DATA		0		Medium		RES LAND		1010	1,196,800	1,196,800						
Alt Prcl ID		Cyclical		9		RESIDNTL		1010	60,900	60,900								
Scnd Home		Exemption						Total		3,278,400	3,278,400							
Tax Class T		W																
Tot Fin Area 4605		District																
Total Acres 2.903		Res Exem																
Chapter Lan																		
GIS ID F_880970_2832166		Assoc Pid#																
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
QUINZANI ROB ROY TT (1/2 INT)		50085	0258	07-25-2018		U	I	500,000		1J	Year	Code	Assessed	Year	Code	Assessed		
QUINZANI ARTHUR & JEANNE TRS		30730	0223	06-17-2005		U	I	100		1A	2023	1010	1,562,200	2022	1010	1,447,300		
											1010	1,368,400	2021	1010	1,252,900	1,105,800		
											1010	34,000	2021	1010	34,000	623,500		
											Total		2,964,600	Total		2,734,200	Total	1,759,300
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							<b>APPRAISED VALUE SUMMARY</b>					
												Appraised Bldg. Value (Card)					2,020,700	
												Appraised Xf (B) Value (Bldg)					0	
												Appraised Ob (B) Value (Bldg)					60,900	
												Appraised Land Value (Bldg)					1,196,800	
												Special Land Value					0	
												Total Appraised Parcel Value					3,278,400	
												Valuation Method					C	
												Total Appraised Parcel Value					3,278,400	
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			
2018-278	07-11-2018	NC	New Construct	850,000	03-11-2020	100		SFD: 1ST-2000SF, 2ND-2450SF,		03-11-2020	SJT	5		00	Measure & Listed			
2018-274	07-11-2018	DM	Demolish	14,000	11-01-2018	100		DEMO EXISTING HOUSE AND		07-30-2019	SJT	5		00	Measure & Listed			
										04-04-2019	SJT	5		01	Measure - No Entry			
										11-01-2018	JLF	5		30	Quality Control			
										10-25-2016	JLF	10	1	00	Measure & Listed			
										04-12-2013	VGS			20	Field Review			
										04-04-2000	K+D		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	32,670	SF	10.28	1.00000	5	1.00	0100	3.519		1.0000	36.17	1,181,600		
1	1010	Single Family	RC	Undevelop	2.154	AC	2,000.00	1.00000	0	1.00	0100	3.519		1.0000	0.16	15,200		
Total Card Land Units					2.90	AC	Parcel Total Land Area					2.90	Total Land Value			1,196,800		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1772	
Model	01	Residential	Bsmt Type	04	
Grade	13	Prime++	Unfin Area	0.00	Full
Stories	2.5		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		1,964,352
Interior Floor 2			Replace Cost		2,104,946
Heat Fuel	03	Gas	Year Built		2018
Heat Type	10	Hydro-Air	Effective Year Built		2017
AC Type	03	Central	Depreciation Code		A
Bedrooms	4		Remodel Rating		
Full Baths	5		Year Remodeled		
Half Baths	1		Depreciation %	4	
Extra Fixtures	6		Functional Obsol		
Total Rooms	16		External Obsol		
Bath Style	03	Modern	Trend Factor	1.000	
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good	96	
Extra Openings	0		Cns Sect Rcnld		2,020,700
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	873		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1772		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
GNR	GENERATOR	L	1	12400.00	2019	E	100	C	1.00	12,400
TEN	Tennis Court	L	1	48500.00	2019	E	100	C	1.00	48,500

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,811	1,811	1,811	354.83	642,602
BSM	Basement	0	1,734	347	71.01	123,127
DCK	Deck	0	152	15	35.02	5,322
FGR	Garage	0	833	333	141.85	118,159
FHS	Finished Half Story	178	356	178	177.42	63,160
FOP	Open Porch	0	307	46	53.17	16,322
FUS	Finished Upper Story	2,102	2,102	2,102	354.83	745,858
PTO	Patio	0	160	8	17.74	2,839
TQS	Three Quarter Story	625	833	625	266.23	221,770
UAT	Unfinished Attic	0	472	71	53.38	25,193
Ttl Gross Liv / Lease Area		4,716	8,760	5,536		1,964,352

