

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MAHMUD AYAZ			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
MAHMUD LORI			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	172,700	172,700
60 CRESCENT STREET		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	3,236,900	3,236,900	
DUXBURY MA 02332		Alt Prcl ID	Cyclical	9	RESIDNTL	1010	27,300	27,300	
		Scnd Home	Exemption	W					
		Tax Class	T	W					
		Tot Fin Area	2599	District					
		Total Acres	1.358	Res Exem					
		Chapter Lan							
		GIS ID	F_878159_2829527	Assoc Pid#					
						Total	3,436,900	3,436,900	

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MAHMUD AYAZ		53637 256	10-16-2020	Q	I	3,159,355	00	Year	Code	Assessed	Year	Code	Assessed
SOLOMON ELIAS E & MARY C TT		11371 107	10-29-1992	U	I	157,000	1A	2023	1010	137,200	2022	1010	128,000
									1010	3,382,500		1010	2,871,900
									1010	18,400		1010	18,400
						Total	3,538,100	Total	3,018,300	Total	2,081,100		

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

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	172,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	27,300
Appraised Land Value (Bldg)	3,236,900
Special Land Value	0
Total Appraised Parcel Value	3,436,900
Valuation Method	C
Total Appraised Parcel Value	3,436,900

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0090			

NOTES									
FUNC.DUE TO LACK OF HEAT IN 2 ROOMS ON THE 2ND FLOOR. FY2008									

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	09-16-2010	MN	Maintenance	7,982		100		7 WINDOWS		05-19-2021	SJD	9	1	07	Measure - Info @ Door
407	09-09-1999	RM	Remodel	7,800		100		RECONSTRUCT ROOF		02-16-2018	SJD	0	1	00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										02-28-2008	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	40,000	SF 8.75	1.00000	5	1.00	0090	3.661		W250	2.5000	80.09	3,203,500
1	1010	Single Family	RC	Residual	0.250	AC 35,000.00	1.00000	5	1.00	0090	3.661			1.0000	2.94	32,000
1	1010	Single Family	WP	Undevelop	0.190	AC 2,000.00	1.00000	0	1.00	0090	3.661			1.0000	0.17	1,400
Total Card Land Units					1.36	AC	Parcel Total Land Area					1.36	Total Land Value			3,236,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1380	
Model	01	Residential	Bsmt Type	00	
Grade	02	Below Average	Unfin Area	0.00	N/A
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	07	Gambrel			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas	Net Other Adj		353,599
Heat Type	05	Hot Water	Replace Cost		13,855
AC Type	01	None	Year Built		367,455
Bedrooms	4		Effective Year Built		1900
Full Baths	2		Depreciation Code		1973
Half Baths	1		Remodel Rating		F
Extra Fixtures	1		Year Remodeled		
Total Rooms	8		Depreciation %		48
Bath Style	02	Average	Functional Obsol		5
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		47
Sq Ft Fin Bsmt	0		Cns Sect Rcnd		172,700
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1380		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
BRN3	Barn - 1 St w/L	L	750	52.00	1965	A	70	C	1.00	27,300

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,579	1,579	1,579	117.44	185,431
BSM	Basement	0	1,380	276	23.49	32,412
FNS	Finished 90% Story	1,080	1,200	1,080	105.69	126,831
FOP	Open Porch	0	459	69	17.65	8,103
PTO	Patio	0	132	7	6.23	822
Ttl Gross Liv / Lease Area		2,659	4,750	3,011		353,599

