

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>
ANCONA ENRICO I			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	
180 BEACON ST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	628,700	628,700	
BOSTON MA 02116		<b>SUPPLEMENTAL DATA</b>			0 Medium	RES LAND	1010	1,283,800	1,283,800	
Alt Prcl ID		Cyclical 9			RESIDNTL		1010	59,900	59,900	
Scnd Home 500268		Exemption W			Total			1,972,400	1,972,400	
Tax Class T		District								
Tot Fin Area 2489		Res Exem								
Total Acres .92		Assoc Pid#								
Chapter Lan										
GIS ID F_879497_2831509										

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ANCONA ENRICO I	LCC	123708	07-12-2016	U	I	1	1	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
ANCONA ENRICO I	LCC	107364	06-02-2005	U	I	989,900	1	2023	1010	479,200	2022	1010	406,200	2021	1010	398,300
KEENAN JAMES P	81891	325183	08-30-1991	Q	I	335,000	00		1010	1,119,900		1010	761,900		1010	753,900
									1010	37,000		1010	37,000		1010	37,000
								Total		1,636,100	Total		1,205,100	Total		1,189,200

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								
0090												
NOTES												
				Appraised Bldg. Value (Card)				628,700				
				Appraised Xf (B) Value (Bldg)				0				
				Appraised Ob (B) Value (Bldg)				59,900				
				Appraised Land Value (Bldg)				1,283,800				
				Special Land Value				0				
				Total Appraised Parcel Value				1,972,400				
				Valuation Method				C				
				Total Appraised Parcel Value				1,972,400				

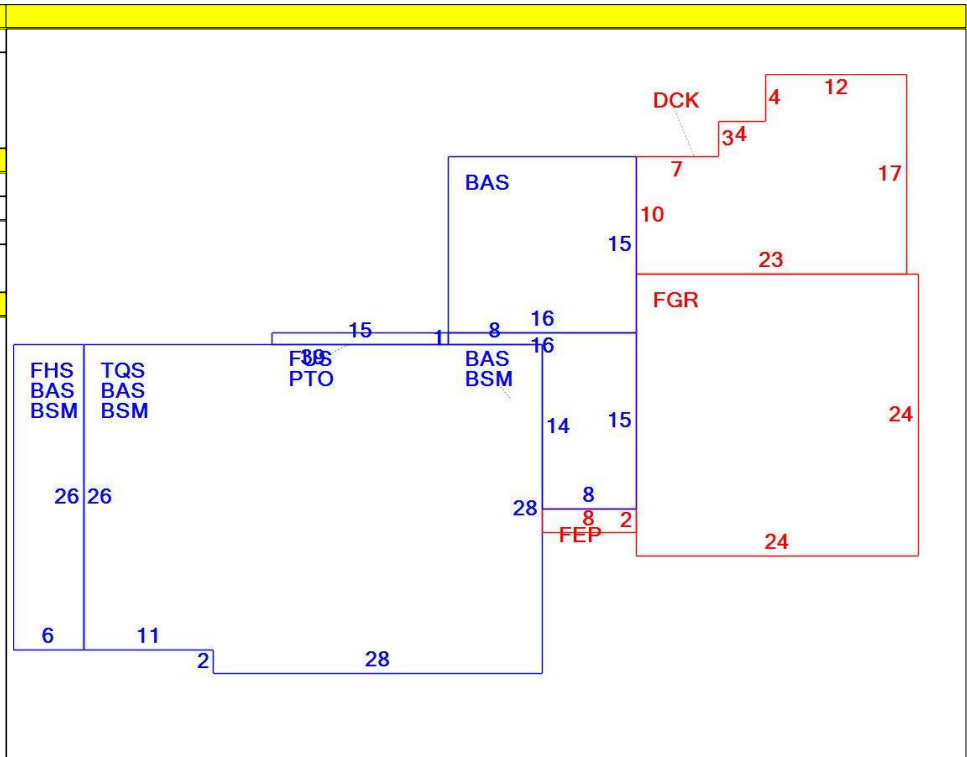
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
2013-255	10-07-2013	NC	New Construct	5,000	05-02-2014	100		150' DECK EXTENSION	05-02-2014	JLF	5		01	Measure - No Entry	
2013-120	06-04-2013	RM	Remodel	125,000	05-02-2014	100		REFURBISH AFTER WATER DA	04-12-2013	VGS			20	Field Review	
78	03-14-2008	RM	Remodel	50,000		100		1600'BSMNTW/B,2BATH	08-25-2008	K-B		1	00	Measure & Listed	
321	09-14-2006	MN	Maintenance	8,700		100		REPL SLIDER &2 WINDO							
391	08-24-2005	MS	Miscellaneous	30,000	04-12-2006	100		INGRD POOL 18X44 GUN							

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	40,075	SF	8.75	1.00000	5	1.00	0090	3.661		1.0000	32.03	1,283,800
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			1,283,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1354	
Model	01	Residential	Bsmt Type	03	
Grade	07	Very Good	Unfin Area	0.00	Partial
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	05	Hot Water			
AC Type	03	Central			
Bedrooms	5				
Full Baths	3				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	10				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1276				
FBM Quality	05	Living Area			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1354				

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

COST / MARKET VALUATION				
Net Other Adj		743,891		
Replace Cost		827,251		
Year Built		1970		
Effective Year Built		1997		
Depreciation Code		G		
Remodel Rating				
Year Remodeled				
Depreciation %		24		
Functional Obsol				
External Obsol				
Trend Factor		1.000		
Condition				
Condition %				
Percent Good		76		
Cns Sect Rcnd		628,700		
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
SPL2	Ing Pool-Good	L	792	89.00	2005	G	85	C	1.00	59,900

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,594	1,594	1,594	245.10	390,696
BSM	Basement	0	1,354	271	49.06	66,423
DCK	Deck	0	326	33	24.81	8,088
FEP	Finished Enclosed Porch	0	16	10	153.19	2,451
FGR	Garage	0	576	230	97.87	56,374
FHS	Finished Half Story	78	156	78	122.55	19,118
FUS	Finished Upper Story	15	15	15	245.10	3,677
PTO	Patio	0	15	1	16.34	245
TQS	Three Quarter Story	803	1,070	803	183.94	196,819
Ttl Gross Liv / Lease Area		2,490	5,122	3,035		743,891

