

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
LANDOLFI MATTHEW T			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	
LANDOLFI STEPHANIE			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,850,800	1,850,800	
51 CAPTAINS HILL RD		SUPPLEMENTAL DATA			RESIDNTL	1010	666,600	666,600	1,800	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 5454 Total Acres .81 Chapter Lan GIS ID F_878204_2832866			Cyclical 9 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	1,800	1,800	
						Total		2,519,200	2,519,200	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
LANDOLFI MATTHEW T		LCC 113894	10-20-2009	Q	I	1,575,000	00	Year	Code	Assessed	Year	Code	Assessed
DRYOFF PETER		LCC 107543	07-01-2005	Q	I	815,750	00	2023	1010	1,428,100	2022	1010	1,316,200
MACFARLAND JOHN A		LCC 102547	12-16-2002	U	I	100	1F		1010	694,000		1010	574,300
51 CAPTAINS HILL RLTY TRUST		LCC 98483	12-04-2000	Q	I	552,000	00		1010	1,200		1010	1,600
						Total		2,123,300	Total	1,892,100	Total	1,558,700	

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0110				

NOTES			
According to the Plans, the subject property is a modular home.			

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
337	09-25-2006	NC	New Construct	6,200		100		ADD 4X34 TO GARAGE	12-07-2021	SJT	10		01	Measure - No Entry
326	09-15-2006	NC	New Construct	440,600		100		MOD SF DWELLING	04-12-2013	VGS			20	Field Review
323	09-14-2006	NC	New Construct	10,000		100		FOUNDA MODULAR HOME	03-13-2013	AO	6	6	30	Quality Control
314	09-07-2006	DM	Demolish	11,000		100		EXISTING DWELLING	10-01-2012	KP	6		30	Quality Control
535	12-11-2002	AD	Addition	25,500	08-25-2003	100		ADDITION	06-29-2009	KP		4	01	Measure - No Entry
481	11-07-2002	AD	Addition	2,500	05-16-2003	100		FOUNDATION ONLY						
15298	02-01-1999	MN	Maintenance	13,000		100		STRIP AND REROOF						

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	35,284	SF 9.64	1.00000	5	1.00	0110	1.960		1.0000	18.89	666,600	
Total Card Land Units					0.81	AC	Parcel Total Land Area					0.81	Total Land Value			666,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1908	
Model	01	Residential	Bsmt Type	04	
Grade	12	Prime +	Unfin Area	0.00	Full
Stories	2.5				
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	4				
Full Baths	4				
Half Baths	2				
Extra Fixtures	5				
Total Rooms	11				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	700				
FBM Quality	05	Living Area			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1908				

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

COST / MARKET VALUATION	
Net Other Adj	1,935,228
Replace Cost	121,250
Year Built	2,056,478
Effective Year Built	2007
Depreciation Code	2011
Remodel Rating	G
Year Remodeled	
Depreciation %	10
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	90
Percent Good	
Cns Sect Rcnd	1,850,800
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
SHD1	Shed	L	160	21.00	1970	F	55	C	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,976	1,976	1,976	302.90	598,530
BSM	Basement	0	1,894	379	60.61	114,799
CAN	Canopy	0	128	13	30.76	3,938
FGR	Garage	0	884	354	121.30	107,227
FHS	Finished Half Story	800	1,600	800	151.45	242,320
FOP	Open Porch	0	178	27	45.95	8,178
FUS	Finished Upper Story	2,818	2,818	2,818	302.90	853,572
PTO	Patio	0	438	22	15.21	6,664
Ttl Gross Liv / Lease Area		5,594	9,916	6,389		1,935,228

