

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
TRAINOR EILEEN (L/E) 73 PINE ST MALDEN MA 02148		0	Water	0	Two-Way	0	Average	Description	Code		Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		192,200	192,200
				0	Light			RES LAND	1010		445,000	445,000
SUPPLEMENTAL DATA						RESIDNTL	1010	900	900			
Alt Prcl ID		Scnd Home 500425		Cyclical Exemption W		8						
Tax Class T		Tot Fin Area 1520		District Res Exem								
Total Acres .09		Chapter Lan		Assoc Pid#								
GIS ID F_887250_2848548						Total		638,100	638,100			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
TRAINOR EILEEN (L/E)		LCC 114919	07-16-2010	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
CIOFFI CLIFFORD		LCC 97883	08-04-2000	U	I	1	1F	2023	1010	147,900	2022	1010	122,100
CIOFFI CLIFFORD		LCC 94944	02-16-1999	U	I	1	1F		1010	338,800		1010	311,400
CIOFFI CLIFFORD		LCC 94943	02-16-1999	U	I	1	1F		1010	600		1010	600
CIOFFI CLIFFORD Y & DIANE		LCC 84039	12-28-1992	Q	I	147,500	00	Total		487,300	Total		434,100
								Total		403,800	Total		403,800

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								APPRAISED VALUE SUMMARY				
											Appraised Bldg. Value (Card)				192,200
											Appraised Xf (B) Value (Bldg)				0
											Appraised Ob (B) Value (Bldg)				900
											Appraised Land Value (Bldg)				445,000
											Special Land Value				0
											Total Appraised Parcel Value				638,100
											Valuation Method				C
											Total Appraised Parcel Value				638,100

ASSESSING NEIGHBORHOOD						
Nbhd	Nbhd Name	B	Tracing	Batch		
0120						

NOTES									

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
BPO-22-440	11-01-2022	MN	Maintenance	137,500		100		Repair home from water damage		11-09-2022	SJT	10		12	Property Est. - No Access
153	07-19-2010	RM	Remodel	4,600		100		SLIDING DR & WINDOW		04-12-2013	VGS			20	Field Review
14630	08-20-1997	MN	Maintenance	3,300		100		REPLACE 10X22 DECK		08-24-2011	KP		4	01	Measure - No Entry
14571	07-15-1997	MN	Maintenance	20,000	06-10-1998	100		RAISE BLDNG ON PLNGS							
11122	02-22-1989	RM	Remodel			100		CLOSE PORCH,2ND FL D							

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	3,920	SF	49.23	1.00000	5	1.00	0120	2.096			V110	1.1000	113.52	445,000
Total Card Land Units					0.09	AC	Parcel Total Land Area					0.09	Total Land Value					445,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	0	
Model	01	Residential	Bsmt Type	06	
Grade	03	Average	Unfin Area	0.00	None
Stories	2				
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	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	3				
Full Baths	1				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	5				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	01	Posts Piers			
Bsmt Garage	0				
Bsmt Area	0				

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

COST / MARKET VALUATION	
Net Other Adj	267,213
Replace Cost	11,300
Year Built	278,512
Effective Year Built	1950
Depreciation Code	1990
Remodel Rating	A
Year Remodeled	
Depreciation %	31
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	69
Cns Sect Rcnd	192,200
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	64	21.00	1960	A	70	C	1.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	880	880	880	171.29	150,735
DCK	Deck	0	380	38	17.13	6,509
FOP	Open Porch	0	16	2	21.41	343
FUS	Finished Upper Story	640	640	640	171.29	109,626
Ttl Gross Liv / Lease Area		1,520	1,916	1,560		267,213

