

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
TONASZUCK DAVID M			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
TONASZUCK ANNE D			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	470,300	470,300	
25 MARGINAL RD		SUPPLEMENTAL DATA			RES LAND	1010	471,000	471,000		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2557 Total Acres .1 Chapter Lan GIS ID F_886854_2848712			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	28,200	1,400	
						Total		969,500	942,700	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
TONASZUCK DAVID M	LCC	102630	12-30-2002	Q	I	479,000	00	Year	Code	Assessed	Year	Code	Assessed			
PERRI VINCENT	LCC	100683	01-31-2002	U	I	360,000	1	2023	1010	362,000	2022	1010	330,500			
DAVIS CHARLENE GAIL	LCC	98108	09-22-2000	Q	I	330,000	00		1010	358,400		1010	320,000			
									1010	900		1010	900			
								Total		721,300	Total		651,400	Total		587,300

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0120			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	470,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	28,200
Appraised Land Value (Bldg)	471,000
Special Land Value	0
Total Appraised Parcel Value	969,500
Valuation Method	C
Total Appraised Parcel Value	969,500

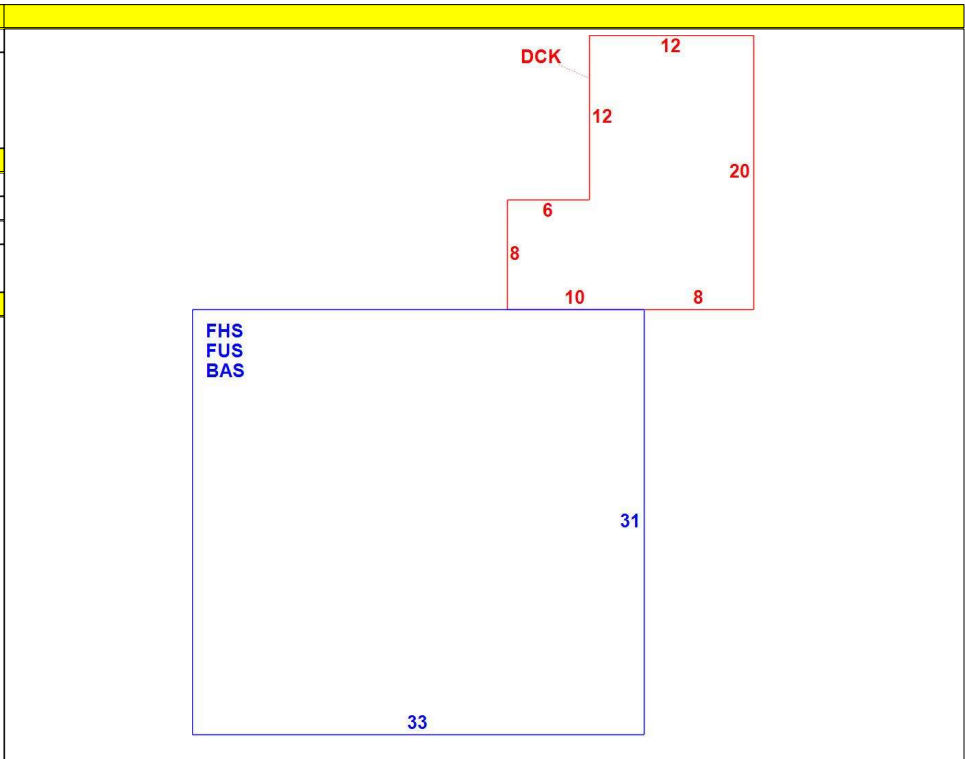
NOTES
VINYL SHINGLE SIDING 3/2018 - JLF

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
QPO-23-57	03-09-2023	MN	Maintenance	5,800		100	03-09-2023	INSULATION	04-18-2023	SJT	5		22	In-Office Reval MLS + GIS
BPO-22-504	12-12-2022	SP	Solar Panels	36,732		100	03-27-2023	Install solar roof top solar panels.	03-20-2018	JLF	10		01	Measure - No Entry
5	03-22-2002	AD	Addition		07-23-1993	100		12x8 SHED	04-12-2013	VGS			20	Field Review
11042	11-04-1988	NC	New Construct	110,600	01-01-1989	100		30'6"X33' HSE	07-23-2003	KP		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	4,356 SF	47.22	1.00000	5	1.00	0120	2.096		V115,ES95	1.0925	108.13	471,000
Total Card Land Units					0.10	AC	Parcel Total Land Area					0.10	Total Land Value			471,000

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	0	
Model	01	Residential	Bsmt Type	02	
Grade	06	Good	Unfin Area	0.00	Crawl
Stories	2.5				
Occupancy	1		CONDO DATA		
Exterior Wall 1	25	Vinyl Siding	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			554,720
Interior Floor 2			Net Other Adj		18,850
Heat Fuel	03	Gas	Replace Cost		573,570
Heat Type	05	Hot Water	Year Built		1989
AC Type	06	Partial	Effective Year Built		2003
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		18
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		82
Gas Fireplaces	0		Cns Sect Rcnd		470,300
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	0		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	96	21.00	2002	A	70	C	1.00	1,400
SLR	Solar Panels	L	14	1050.00	2022	G	85	B	1.50	26,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,023	1,023	1,023	214.43	219,358
DCK	Deck	0	288	29	21.59	6,218
FHS	Finished Half Story	512	1,023	512	107.32	109,786
FUS	Finished Upper Story	1,023	1,023	1,023	214.43	219,358
Ttl Gross Liv / Lease Area		2,558	3,357	2,587		554,720

