

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>				
SILVA NANNETTE M TRUSTEE NANNETTE M SILVA 2017 REVOCAB PO BOX 1635  DUXBURY MA 02331		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed							
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	273,300	273,300							
		<b>SUPPLEMENTAL DATA</b>		Alt Prcl ID		Cyclical Exemption		8		RES LAND	1010	1,352,000	1,352,000					
								RESIDNTL	1010	8,700	8,700							
										Total	1,634,000	1,634,000						
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
DUNDERDALE SCOTT M & CINDY L		58297	273	09-21-2023	Q	I		1,750,000	00	Year	Code	Assessed	Year	Code	Assessed			
SILVA NANNETTE M TRUSTEE		53347	327	08-31-2020	Q	I		1,170,000	00	2023	1010	208,100	2022	1010	190,500			
ARCHAMBAULT ROBERT L & MICHELLE		53347	321	08-31-2020	U	I		1	1A		1010	1,117,200		1010	938,600			
ARCHAMBAULT ROBERT & MICHELLE A		48352	262	04-27-2017	Q	I		950,000	00		1010	6,300		1010	6,300			
NIKOPOULOS ATHINA & TENCZAR ERIK		44961	147	11-20-2014	U	I		1	1A									
										Total	1,331,600	Total	1,135,400	Total	1,048,400			
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												<b>APPRAISED VALUE SUMMARY</b>						
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				273,300				
0120										Appraised Xf (B) Value (Bldg)				0				
										Appraised Ob (B) Value (Bldg)				8,700				
										Appraised Land Value (Bldg)				1,352,000				
										Special Land Value				0				
										Total Appraised Parcel Value				1,634,000				
										Valuation Method				C				
										Total Appraised Parcel Value				1,634,000				
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	
2013-17	01-24-2013	RM	Remodel	135,000		100		REMODEL INTERIOR OF EXIST				06-17-2021	SJD	9		01	Measure - No Entry	
222	12-28-2011	MN	Maintenance	40,000		100		WOOD SIDING,WIND,DRS				05-02-2018	JLF	9	1	06	Inspection Only	
196	11-14-2011	MN	Maintenance	8,600		100		ROOF				04-24-2018	SJD	9		01	Measure - No Entry	
												08-08-2013	BH			01	Measure - No Entry	
												04-12-2013	VGS			20	Field Review	
												05-14-2012	KP	5		01	Measure - No Entry	
												08-26-2008	BSB		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	9,000 SF	28.67	1.00000	5	1.00	0120	2.096			W250	2.5000	150.22	1,352,000	
Total Card Land Units					0.21	AC	Parcel Total Land Area					0.21	Total Land Value					1,352,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	650	
Model	01	Residential	Bsmt Type	03	
Grade	04	Above Ave	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			364,747
Interior Floor 2			Net Other Adj		20,125
Heat Fuel	03	Gas	Replace Cost		384,873
Heat Type	04	Forced Air-Duc	Year Built		1920
AC Type	03	Central	Effective Year Built		1992
Bedrooms	3		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
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		71
Gas Fireplaces	1		Cns Sect Rcnd		273,300
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	650		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

FEP	7
27	
FUS BAS BSM	FUS BAS
26	26
FEP	FOP 4
26	8 3

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
GNR	GENERATOR	L	1	12400.00	2010	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	754	754	754	193.71	146,054
BSM	Basement	0	676	135	38.68	26,150
FEP	Finished Enclosed Porch	0	397	238	116.13	46,102
FOP	Open Porch	0	12	2	32.28	387
FUS	Finished Upper Story	754	754	754	193.71	146,054
Ttl Gross Liv / Lease Area		1,508	2,593	1,883		364,747

