

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
GAWRELSKI KENNETH J			0 Water	0 Two-Way	0 Excellent	Description	Code	Appraised	Assessed
GREENE ANNMARIE F			0 Septic	0 Paved	0 Average	RESIDNTL	1010	542,500	542,500
15 SHERIDAN RD		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	1,906,800	1,906,800
WELLESLEY MA 02481		Alt Prcl ID	Scnd Home	RECHECK FY2025	Cyclical Exemption	RESIDNTL	1010	55,200	55,200
		Tax Class	Tot Fin Area	2735	District				
		Total Acres	.3		Res Exem				
		Chapter Lan			Assoc Pid#				
		GIS ID	F_887041_2851417			Total		2,504,500	2,504,500

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GAWRELSKI KENNETH J		53014 294	07-01-2020	Q	I	1,685,000	00	Year	Code	Assessed	Year	Code	Assessed
DECKER FRANCIS J		31444 0346	09-30-2005	U	I	1,535,000	1	2023	1010	92,600	2022	1010	411,100
REAGAN ROBERT J		3444 0120	05-20-1993	U	I	151,000	1L		1010	1,590,600		1010	1,351,700
									1010	17,000		1010	17,000
		Total						Total	1,683,200	Total	1,779,800	Total	1,488,200

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

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	542,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	55,200
Appraised Land Value (Bldg)	1,906,800
Special Land Value	0
Total Appraised Parcel Value	2,504,500
Valuation Method	C
Total Appraised Parcel Value	2,504,500

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	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-21-369	02-22-2022	NC	New Construct	270,000	04-18-2023	30		PLAN#AZ-010 / 22X24 DETCHD		04-18-2023	SJT	5		05	Measure - Under Construct
BPO-21-317	02-22-2022	NC	New Construct	1,540,000	04-18-2023	45		PLAN#AZ-010 / 3 STY DWELLIN		05-31-2022	SJT	5		20	Field Review
BPO-21-322	01-31-2022	DM	Demolish	10,000	05-31-2022	100		DEM HOME & GAR		06-17-2021	SJD	9		01	Measure - No Entry
12934	09-02-1993	NC	New Construct	12,000	10-06-1995	100		22X24FREE ST GAR		11-09-2015	JLF	10	1	00	Measure & Listed
12915	08-26-1993	DM	Demolish	1,000	10-06-1995	100		DEM 20X30 FR ST GAR		04-12-2013	VGS			20	Field Review
12864	07-09-1993	AD	Addition	75,000	10-10-1995	100		RMV PRCH+RBLD,1STADD		12-20-2005	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	13,068 SF	21.42	1.00000	5	1.00	0120	2.096		W325	3.2500	145.91	1,906,800
Total Card Land Units					0.30	AC	Parcel Total Land Area					0.30	Total Land Value			1,906,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2240	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	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	10	Wood Shingle			
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	6				
Full Baths	5				
Half Baths	0				
Extra Fixtures	2				
Total Rooms	13				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1440				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	2240				

32 DCK BAS	10
CONDO DATA	
Parcel Id	C
	B S
Adjust Type	Code Description Factor%
Condo Flr	
Condo Unit	
COST / MARKET VALUATION	
	1,106,444
Net Other Adj	99,050
Replace Cost	1,205,494
Year Built	2022
Effective Year Built	2021
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	0
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	UC
Condition %	45
Percent Good	45
Cns Sect Rcnd	542,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	
32	
DCK FOP	10
32	

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
FGRL	GARAGE/LIVI	L	528	161.00	2022	E	30	A	2.00	51,000
PTO	Patio	L	396	15.00	2010	A	70	C	1.00	4,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,920	1,920	1,920	232.84	447,048
BSM	Basement	0	1,600	320	46.57	74,508
DCK	Deck	0	640	64	23.28	14,902
FHS	Finished Half Story	800	1,600	800	116.42	186,270
FOP	Open Porch	0	320	48	34.93	11,176
FUS	Finished Upper Story	1,600	1,600	1,600	232.84	372,540
Ttl Gross Liv / Lease Area		4,320	7,680	4,752		1,106,444

