

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | 905 DUXBURY, MA VISION | | | | | | |
|---|------------|---------------|-------------------|-------------|-------------|--------------------|------------------------|---|------------|---|-----------|-----------|---------------------|--------------------|------------|-----------|
| TUFANKJIAN GREGORY C & DAVID T 27 GURNET RD RLTY TRUST 389 KING CAESAR RD DUXBURY MA 02332 | | 0 | Water | 0 | Two-Way | 0 | Average | Description | Code | | | Appraised | Assessed | | | |
| | | 0 | No Sewer | 0 | Paved | 0 | Average | RESIDENTL | 1010 | | | 778,300 | 778,300 | | | |
| | | | | 0 | Light | | | RES LAND | 1010 | | | 1,381,700 | 1,381,700 | | | |
| SUPPLEMENTAL DATA | | | | | | Total | | 2,160,000 | 2,160,000 | | | | | | | |
| Alt Prcl ID | | Cyclical | | 8 | | | | | | | | | | | | |
| Scnd Home | | Exemption | | | | | | | | | | | | | | |
| Tax Class T | | W | | | | | | | | | | | | | | |
| Tot Fin Area 3264 | | District | | | | | | | | | | | | | | |
| Total Acres .37 | | Res Exem | | | | | | | | | | | | | | |
| Chapter Lan | | | | | | | | | | | | | | | | |
| GIS ID F_886821_2851774 | | Assoc Pid# | | | | | | | | | | | | | | |
| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | |
| TUFANKJIAN GREGORY C & DAVID TRS | | 19457 0094 | 03-02-2001 | U | I | 20,000 | 1A | Year | Code | Assessed | Year | Code | Assessed | | | |
| | | | | | | | | 2023 | 1010 | 588,600 | 2022 | 1010 | 537,400 | | | |
| | | | | | | | | | 1010 | 1,120,100 | | 1010 | 960,800 | | | |
| | | | | | | | | Total | | 1,708,700 | Total | | 1,498,200 | | | |
| | | | | | | | | Total | | | Total | | 1,210,600 | | | |
| 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 | | | | | | | | | | | | | | | | |
| 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 | | |
| | | | | | | | | | 11-14-2022 | SJT | 10 | | 20 | Field Review | | |
| | | | | | | | | | 04-12-2013 | VGS | | | 20 | Field Review | | |
| | | | | | | | | | 09-13-2008 | BSB | | | 01 | Measure - No Entry | | |
| 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 | 16,117 SF | 18.18 | 1.00000 | 5 | 1.00 | 0120 | 2.096 | | V225 | 2.2500 | 85.73 | |
| Total Card Land Units | | | | | 0.37 | AC | Parcel Total Land Area | | | | | 0.37 | Total Land Value | | | 1,381,700 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|------|--------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 03 | Colonial | Bsmt Area | 1870 | |
| Model | 01 | Residential | Bsmt Type | 03 | |
| Grade | 08 | Excellent | Unfin Area | 0.00 | Partial |
| Stories | 2 | | | | |
| Occupancy | 1 | | CONDO DATA | | |
| Exterior Wall 1 | 14 | Wood Shingle | Parcel Id | | C |
| Exterior Wall 2 | | | | | B |
| Roof Structure | 07 | Gambrel | 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 | | | 919,049 |
| Interior Floor 2 | | | Net Other Adj | | 30,100 |
| Heat Fuel | 03 | Gas | Replace Cost | | 949,148 |
| Heat Type | 05 | Hot Water | Year Built | | 1986 |
| AC Type | 03 | Central | Effective Year Built | | 2003 |
| Bedrooms | 4 | | Depreciation Code | | G |
| Full Baths | 2 | | Remodel Rating | | |
| Half Baths | 1 | | Year Remodeled | | |
| Extra Fixtures | 1 | | Depreciation % | | 18 |
| Total Rooms | 7 | | 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 | 1 | | Percent Good | | 82 |
| Gas Fireplaces | 0 | | Cns Sect Rcnd | | 778,300 |
| 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 | 1870 | | 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 |
| | | | | | | | | | | |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|----------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 1,914 | 1,914 | 1,914 | 241.22 | 461,695 |
| BSM | Basement | 0 | 1,870 | 374 | 48.24 | 90,216 |
| DCK | Deck | 0 | 1,256 | 126 | 24.20 | 30,394 |
| FOP | Open Porch | 0 | 109 | 16 | 35.41 | 3,860 |
| FUS | Finished Upper Story | 1,350 | 1,350 | 1,350 | 241.22 | 325,647 |
| PTO | Patio | 0 | 608 | 30 | 11.90 | 7,237 |
| Ttl Gross Liv / Lease Area | | 3,264 | 7,107 | 3,810 | | 919,049 |

