

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
TUFANKJIAN CHARLES G & CHERYL 15 GURNET RD RLTY TRUST 128 BAY RD  DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description RESIDENTL RES LAND	Code 1010 1010	Appraised 151,400 710,600	Assessed 151,400 710,600
		0	No Sewer	0	Paved	0	Average				
		<b>SUPPLEMENTAL DATA</b>									
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1276 Total Acres .38 Chapter Lan GIS ID F_886763_2851915		Cyclical Exemption W District Res Exem Assoc Pid#		8		Total 862,000 862,000			

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
TUFANKJIAN CHARLES G & CHERYL TT		19457 110	03-02-2001	U	I	10,000	1A	Year	Code	Assessed	Year	Code	Assessed
TUFANKJIAN ROSE TRS		9447 0219	11-07-1989	U	I	1	1	2023	1010	116,200	2022	1010	95,600
									1010	575,800		1010	494,400
								Total		692,000	Total		590,000
								Total			Total		488,800

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	151,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	710,600
Special Land Value	0
Total Appraised Parcel Value	862,000
Valuation Method	C
Total Appraised Parcel Value	862,000

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0120			

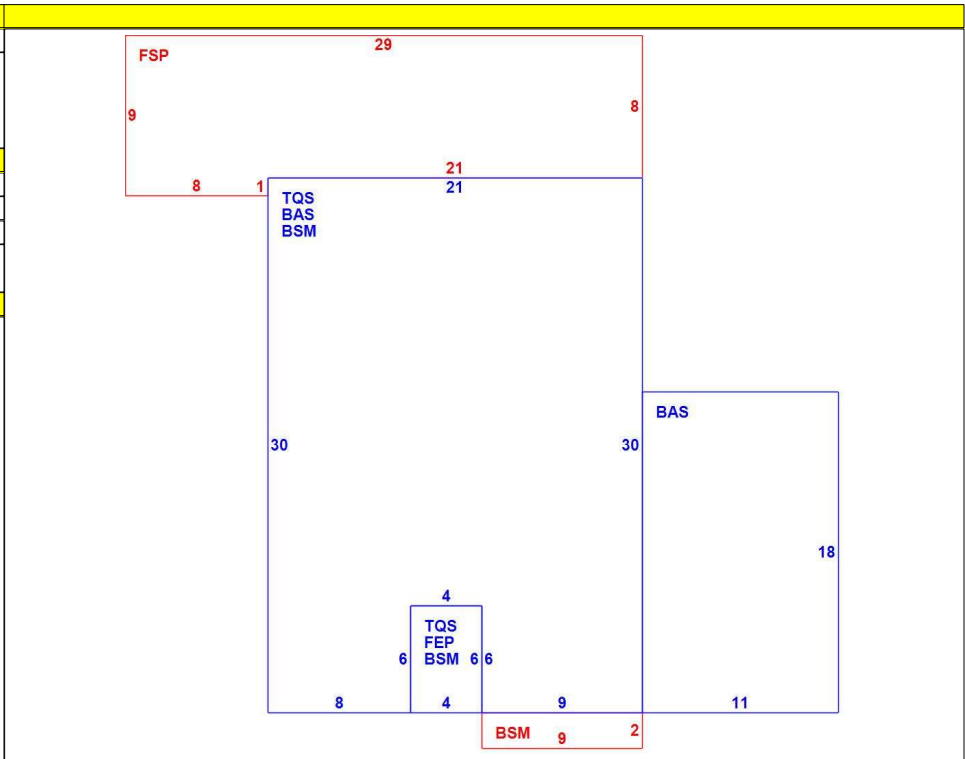
NOTES									

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
									03-20-2018	JLF	10		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									09-13-1999	BSB		2	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	16,553 SF	17.81	1.00000	5	1.00	0120	2.096		V115	1.1500	42.93	710,600	
Total Card Land Units					0.38 AC	Parcel Total Land Area					0.38	Total Land Value					710,600

**CONSTRUCTION DETAIL** **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	648	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		253,006
Interior Floor 2	14	Carpet	Replace Cost		8,000
Heat Fuel	03	Gas	Year Built		261,006
Heat Type	04	Forced Air-Duc	Effective Year Built		1952
AC Type	01	None	Depreciation Code		1979
Bedrooms	3		Remodel Rating		F
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		42
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		58
Extra Openings	0		Cns Sect Rcnd		151,400
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	05	Conc Block	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	648		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	804	804	804	172.23	138,473
BSM	Basement	0	648	130	34.55	22,390
FEP	Finished Enclosed Porch	0	24	14	100.47	2,411
FSP	Screened Porch	0	240	48	34.45	8,267
TQS	Three Quarter Story	473	630	473	129.31	81,465
Ttl Gross Liv / Lease Area		1,277	2,346	1,469		253,006

