

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>						
CROVO ANTHONY SR & ADELINE TT 11 GURNET RD RLTY TRUST 11 GURNET RD  DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code		Appraised	Assessed				
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		540,500	540,500				
		SUPPLEMENTAL DATA		0	Light	0	Average	RES LAND	1010		659,200	659,200				
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3113 Total Acres .33 Chapter Lan GIS ID F_886735_2851973		Cyclical Exemption W District Res Exem Assoc Pid#				RESIDNTL	1010	2,000	2,000					
						Total				1,201,700	1,201,700					
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CROVO ANTHONY SR & ADELINE TT		21235 0047	12-27-2001	U	I		1 1F	Year	Code	Assessed	Year	Code	Assessed			
								2023	1010	413,400	2022	1010	349,100			
									1010	533,800		1010	455,800			
									1010	1,300		1010	1,300			
								Total		948,500	Total		806,200			
								Total			Total		703,400			
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																
Nbhd		Nbhd Name		B		Tracing		Batch								
0120																
NOTES																
O=ATTCHD SHED																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result		
14	01-09-2004	AD	Addition	122,000		100		ADD 16X21 FM RM/PRCH	11-14-2022	SJT	10		20	Field Review		
									04-12-2013	VGS			20	Field Review		
									09-02-2008	BSB			07	Measure - Info @ Door		
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	14,375 SF	19.89	1.00000	5	1.00	0120	2.096		V110	1.1000	45.86	
Total Card Land Units					0.33 AC	Parcel Total Land Area					0.33	Total Land Value				659,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1583	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.85				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
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	4				
Full Baths	3				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1247				
FBM Quality	04	Above Average			
Foundation	05	Conc Block			
Bsmt Garage	2				
Bsmt Area	1583				

CONDO DATA				
Parcel Id		C	Own	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Net Other Adj		675,992
Replace Cost		64,448
Year Built		1952
Effective Year Built		1994
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		27
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		73
Cns Sect Rcnd		540,500
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
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	135	21.00	1980	A	70	C	1.00	2,000

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,718	1,718	1,718	190.10	326,590
BSM	Basement	0	1,583	317	38.07	60,261
DCK	Deck	0	262	26	18.86	4,943
FNS	Finished 90% Story	1,122	1,247	1,122	171.04	213,291
FOP	Open Porch	0	247	37	28.48	7,034
FUS	Finished Upper Story	336	336	336	190.10	63,873
Ttl Gross Liv / Lease Area		3,176	5,393	3,556		675,992

