

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>							
CROVO ANTHONY L & ADELINE M TT 7 GURNET ROAD REALTY TRUST 15 MELINA RD  NEWTON CTR MA 02159		0	Water	0	Two-Way	0	Average	Description	Code			Appraised	Assessed				
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010			270,900	270,900				
		SUPPLEMENTAL DATA		0	Light	0	Average	RES LAND	1010			599,300	599,300				
		Alt Prcl ID Scnd Home LEASED Tax Class T Tot Fin Area 1524 Total Acres .33 Chapter Lan GIS ID F_886708_2852026		Cyclical Exemption W District Res Exem Assoc Pid#				RESIDNTL	1010	2,100	2,100						
						Total		872,300		872,300							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CROVO ANTHONY L & ADELINE M TT		35897 0097	04-28-2008	U	I		1 1F	Year	Code	Assessed	Year	Code	Assessed				
								2023	1010	211,200	2022	1010	192,900				
									1010	485,400		1010	414,400				
									1010	1,400		1010	1,400				
		Total						Total		698,000	Total		608,700				
								Total			Total		507,100				
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																	
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments				Date	Id	Type	Is	Cd	Purpose/Result
												11-09-2015	JLF		2	01	Measure - No Entry
												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	14,375 SF	19.89	1.00000	5	1.00	0120	2.096			1.0000	41.69 599,300		
Total Card Land Units					0.33 AC	Parcel Total Land Area					0.33	Total Land Value				599,300	

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

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	748	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	25	Vinyl Siding			B
Exterior Wall 2					S
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			
Interior Floor 2			Net Other Adj		366,924
Heat Fuel	03	Gas	Replace Cost		14,690
Heat Type	04	Forced Air-Duc	Year Built		381,614
AC Type	01	None	Effective Year Built		1974
Bedrooms	3		Depreciation Code		1992
Full Baths	1		Remodel Rating		A
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		29
Total Rooms	6		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	0		Cns Sect Rcnd		270,900
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	748		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	140	21.00	2000	A	70	C	1.00	2,100

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	748	748	748	212.10	158,647
BSM	Basement	0	748	150	42.53	31,814
DCK	Deck	0	328	33	21.34	6,999
FUS	Finished Upper Story	776	776	776	212.10	164,586
PTO	Patio	0	456	23	10.70	4,878
Ttl Gross Liv / Lease Area		1,524	3,056	1,730		366,924

