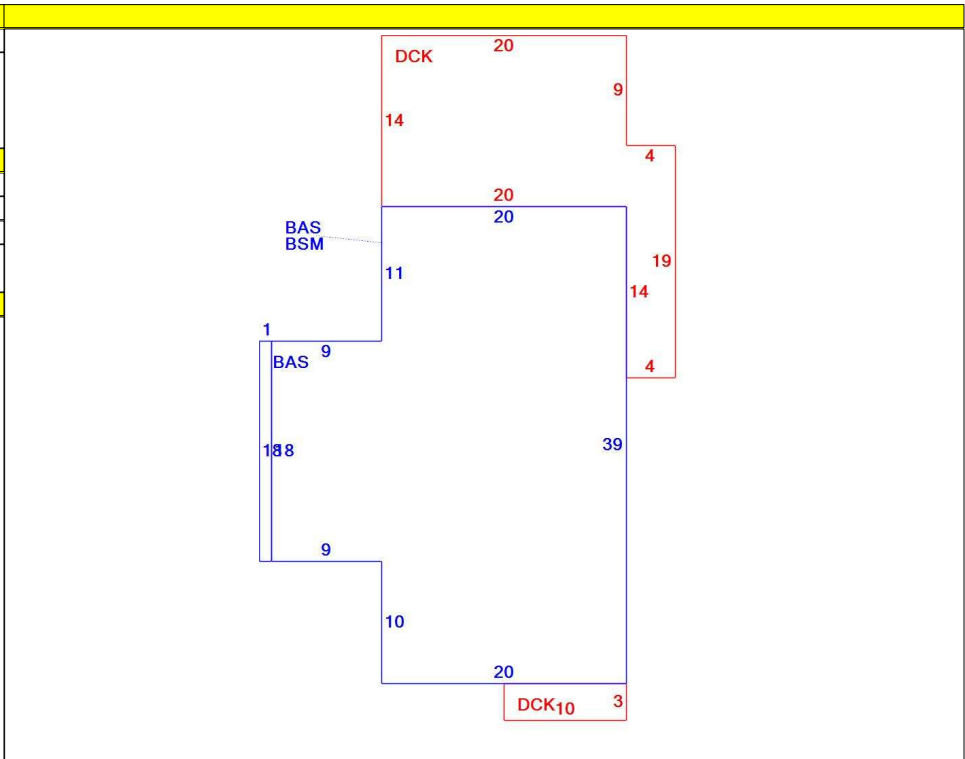


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA				
TUFANKJIAN CHERYL J TT 2 GURNET RD REALTY TRUST 389 KING CAESAR RD		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed							
DUXBURY MA 02332		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	166,800	166,800							
		0		0	Light			RES LAND	1010	538,900	538,900							
SUPPLEMENTAL DATA																		
Alt Prcl ID		Cyclical Exemption				8												
Scnd Home LEASED		District																
Tax Class T		Res Exem																
Tot Fin Area 960																		
Total Acres .1																		
Chapter Lan																		
GIS ID F_886488_2852012		Assoc Pid#																
										Total	705,700	705,700						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)				
TUFANKJIAN CHERYL J TT				42479	0261	12-31-2012	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed		
TUFANKJIAN CHARLES G				4931	0450	12-23-1980	U	I	18,000	1	2023	1010	179,700	2022	1010	156,500		
												410,100	2021	1010	366,100	2021	1010	154,900
																		328,600
										Total	589,800	Total	522,600	Total	483,500			
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			
										11-09-2015	JLF	10		01	Measure - No Entry			
										04-12-2013	VGS			20	Field Review			
										09-13-2008	BSB		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	4,356 SF	47.22	1.00000	5	1.00	0120	2.096			V125	1.2500	123.71	538,900	
Total Card Land Units					0.10	AC	Parcel Total Land Area					0.10	Total Land Value					538,900

VISION

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	942	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1				
Occupancy	1		CONDO DATA		
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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			238,517
Interior Floor 2			Net Other Adj		10,400
Heat Fuel	03	Gas	Replace Cost		248,917
Heat Type	04	Forced Air-Duc	Year Built		1924
AC Type	03	Central	Effective Year Built		1988
Bedrooms	3		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		33
Total Rooms	5		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		67
Gas Fireplaces	0		Cns Sect Rcnd		166,800
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	942		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	960	960	960	200.94	192,903	
BSM	Basement	0	942	188	40.10	37,777	
DCK	Deck	0	386	39	20.30	7,837	
Ttl Gross Liv / Lease Area		960	2,288	1,187		238,517	

