

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>					
ABOUZEID ELIE A  665 CONGRESS ST  DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code		Appraised	Assessed			
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		257,600	257,600			
				0	Heavy			RES LAND	1010		350,700	350,700			
<b>SUPPLEMENTAL DATA</b>						RESIDNTL	1010	30,000	30,000						
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1056 Total Acres .92 Chapter Lan GIS ID F_859818_2847970				Cyclical 1 Exemption W District Res Exem Assoc Pid#		Total		638,300	638,300						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
ABOUZEID ELIE A		45725 0217	06-29-2015	Q	I	413,000	00	Year	Code	Assessed	Year	Code	Assessed		
GRAVES TIMOTHY H & GRAVES LISA A		37766 0321	09-30-2009	Q	I	375,000	00	2023	1010	249,600	2022	1010	206,100		
LEE KENNETH A		19391 0238	02-21-2001	Q	I	257,000	00		1010	364,700		1010	300,600		
VINCENT STEVEN W		14316 0031	04-26-1996	U	I	100	1F		1010	17,200		1010	17,200		
Total								Total	631,500	Total	523,900	Total	449,300		
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							
0050															
NOTES															
BUILDING PERMIT RECORD															
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
									11-02-2015	SJD	9	1	00	Measure & Listed	
									04-12-2013	VGS			20	Field Review	
									10-30-2007	K/B		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	40,075 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,700
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			350,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	968	
Model	01	Residential	Bsmt Type	04	
Grade	04	Above Ave	Unfin Area	0.00	Full
Stories	1		<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		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			262,154
Interior Floor 2			Net Other Adj		37,433
Heat Fuel	03	Gas	Replace Cost		299,587
Heat Type	04	Forced Air-Duc	Year Built		1971
AC Type	03	Central	Effective Year Built		2007
Bedrooms	3		Depreciation Code		E
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		14
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		86
Gas Fireplaces	0		Cns Sect Rcnld		257,600
Sq Ft Fin Bsmt	750		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	968		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

DCK		10
FEP		10
BAS		22
BSM		2
FUS		44
		44

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	96	21.00	1980	A	70	C	1.00	1,400
SPL1	Ing Pool - Ave	L	512	64.00	1980	A	70	C	1.00	22,900
PTO	Patio	L	544	15.00	1980	A	70	C	1.00	5,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	968	968	968	194.48	188,253
BSM	Basement	0	968	194	38.98	37,728
DCK	Deck	0	140	14	19.45	2,723
FEP	Finished Enclosed Porch	0	140	84	116.69	16,336
FUS	Finished Upper Story	88	88	88	194.48	17,114
Ttl Gross Liv / Lease Area		1,056	2,304	1,348		262,154

