

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
SISKA ANDRIUS			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
SISKA LINA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	427,100	427,100	
21 DINGLEY DELL LN		SUPPLEMENTAL DATA			RES LAND	1010	396,800	396,800		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2672 Total Acres 3.638 Chapter Lan GIS ID F_854855_2849997			Cyclical 1 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	96,200	19,700	
						Total		920,100	843,600	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SISKA ANDRIUS		43373 0187	07-19-2013	Q	I	420,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
WINQUIST PETER K & ELAINE W		16217 0212	05-22-1998	U	I	310,000	1	2023	1010	351,700	2022	1010	320,100	2021	1010	257,000
ARMENTEROS JORGE L		14392 0206	05-29-1996	U	I	1	1F		1010	432,700		1010	360,000		1010	300,100
ARMENTEROS CACILIE D		14372 0236	05-20-1996	U	I	215,000	1		1010	13,700		1010	13,700		1010	13,700
						Total		798,100	Total		693,800	Total		570,800		

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	427,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	96,200
Appraised Land Value (Bldg)	396,800
Special Land Value	0
Total Appraised Parcel Value	920,100
Valuation Method	C
Total Appraised Parcel Value	920,100

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
BPO-23-344	09-20-2023	MN	Maintenance	698		100		REMOVE & REINSTALL SOLAR		11-21-2016	JLF	5		01	Measure - No Entry
BPO-22-247	06-29-2022	MN	Maintenance	65,788		100	06-29-2022	REPAIR ROOF 7 BACK PORCH		03-25-2014	SJD	9	1	00	Measure & Listed
2015-344	10-14-2015	MS	Miscellaneous	21,000	11-21-2016	100		SOLAR PANELS ON ROOF		04-12-2013	VGS			20	Field Review
14229	09-16-1996	NC	New Construct	2,500		100		24' DIAM ABOVE POOL		03-26-2013	AO	6	6	30	Quality Control
14224	09-11-1996	NC	New Construct	11,500	01-01-1997	100		16X24 DECK W GATES		12-03-2007	BSB		1	01	Measure - No Entry
14143	08-05-1996	AD	Addition	21,000	01-01-1997	100		16X26 KITCHEN							

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	PD	Primary	40,000	SF 8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	2.520	AC 35,000.00	0.52571	5	1.00	0050	1.000		1.0000	0.42	46,400
1	1010	Single Family	WP	Undevelop	0.200	AC 2,000.00	1.00000	0	1.00	0050	1.000		1.0000	0.05	400
Total Card Land Units					3.64	AC	Parcel Total Land Area					3.64	Total Land Value		396,800

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description		Element	Cd	Description	
Style	02	Split-Level		Bsmt Area	1107		
Model	01	Residential		Bsmt Type	04		
Grade	04	Above Ave		Unfin Area	0.00	Full	
Stories	2						
Occupancy	1			CONDO DATA			
Exterior Wall 1	11	Clapboard		Parcel Id		C	OWNE
Exterior Wall 2						B	S
Roof Structure	03	Gable		Adjust Type	Code	Description	Factor%
Roof Cover	03	Asphalt		Condo Flr			
Interior Wall 1	05	Drywall		Condo Unit			
Interior Wall 2				COST / MARKET VALUATION			
Interior Floor 1	12	Hardwood		Net Other Adj	555,002		
Interior Floor 2				Replace Cost	22,195		
Heat Fuel	02	Oil		Year Built	1964		
Heat Type	05	Hot Water		Effective Year Built	1995		
AC Type	01	None		Depreciation Code	G		
Bedrooms	4			Remodel Rating			
Full Baths	2			Year Remodeled			
Half Baths	1			Depreciation %	26		
Extra Fixtures	1			Functional Obsol			
Total Rooms	8			External Obsol			
Bath Style	02	Average		Trend Factor	1.000		
Kitchen Style	02	Average		Condition			
Extra Kitchens	0			Condition %			
Fireplaces	2			Percent Good	74		
Extra Openings	0			Cns Sect Rcnld	427,100		
Gas Fireplaces	0			Dep % Ovr			
Sq Ft Fin Bsmt	0			Dep Ovr Comment			
FBM Quality				Misc Imp Ovr			
Foundation	06	Poured Conc		Misc Imp Ovr Comment			
Bsmt Garage	0			Cost to Cure Ovr			
Bsmt Area	1107			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
FGR1	Garage - 1 Sto	L	440	52.00	1965	A	70	C	1.00	16,000
SHD1	Shed	L	80	21.00	1965	A	70	C	1.00	1,200
SPL4	Above Ground	L	450	8.00	1996	A	70	C	1.00	2,500
SLR	Solar Panels	L	60	1050.00	2015	G	85	C	1.00	76,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,780	1,780	1,780	170.25	303,038
BSM	Basement	0	1,107	221	33.99	37,624
CAN	Canopy	0	105	11	17.84	1,873
FGR	Garage	0	460	184	68.10	31,325
FSP	Screened Porch	0	256	51	33.92	8,683
FUS	Finished Upper Story	892	892	892	170.25	151,859
WDK	Deck	0	1,207	121	17.07	20,600
Ttl Gross Liv / Lease Area		2,672	5,807	3,260		555,002

