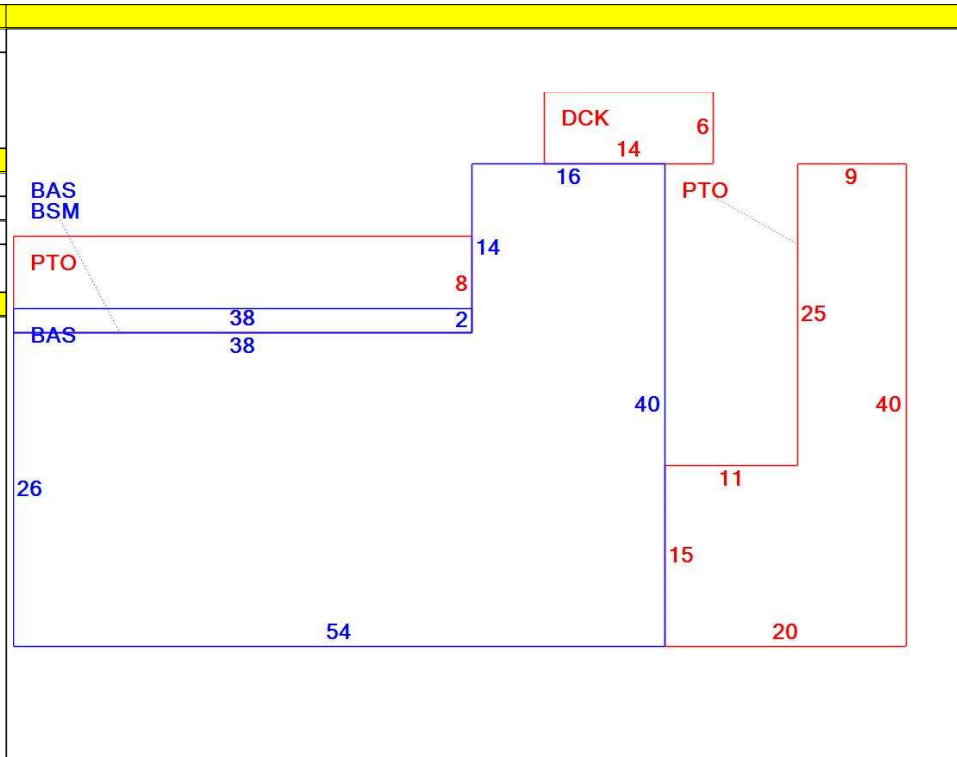


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION							
CURRUL STEPHEN W & CURRUL LY CURRUL FAMILY TRUST 2 VALLEY ST DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed										
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	357,900	357,900										
		SUPPLEMENTAL DATA		Alt Prcl ID		Cyclical 1		RES LAND	1010	356,300	356,300										
		Scnd Home		Exemption W		RESIDNTL	1010	71,800	71,800												
		Tax Class T		District		Res Exem		Total		786,000	786,000										
		Tot Fin Area 1704		Assoc Pid#																	
		Total Acres 1.398																			
		Chapter Lan																			
		GIS ID F_857521_2842785																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
CURRUL STEPHEN W & CURRUL LYNNE				52147	346	12-26-2019		U	I	1		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CURRUL STEPHEN & LYNNE M				11064	0162	06-23-1992		Q	I	170,000		00	2023	1010	346,800	2022	1010	287,400	2021	1010	254,000
													1010	370,600		1010	305,400		1010	254,500	
													1010	43,300		1010	43,300		1010	43,300	
												Total		760,700	Total		636,100	Total		551,800	
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									APPRAISED VALUE SUMMARY							
				ASSESSING NEIGHBORHOOD								Appraised Bldg. Value (Card) 357,900									
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Xf (B) Value (Bldg) 0											
0050										Appraised Ob (B) Value (Bldg) 71,800											
NOTES																					
5 ROOMS LOWER LEVEL																					
Appraised Land Value (Bldg) 356,300																					
Special Land Value 0																					
Total Appraised Parcel Value 786,000																					
Valuation Method C																					
												Total Appraised Parcel Value 786,000									
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						
13471	10-28-1994	RM	Remodel			100		STOVE IN BSMT		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	40,000 SF	8.75	1.00000	5	1.00	0050	1.000				E97	0.9700	8.75	339,500			
1	1010	Single Family	RC	Residual	0.480 AC	35,000.00	1.00000	5	1.00	0050	1.000					1.0000	0.80	16,800			
Total Card Land Units					1.40	AC	Parcel Total Land Area					1.40	Total Land Value					356,300			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	1628	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	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			422,217
Interior Floor 2			Net Other Adj		67,990
Heat Fuel	03	Gas	Replace Cost		490,206
Heat Type	04	Forced Air-Duc	Year Built		1980
AC Type	03	Central	Effective Year Built		1994
Bedrooms	3		Depreciation Code		A
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		27
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	0		Percent Good		73
Gas Fireplaces	0		Cns Sect Rcnld		357,900
Sq Ft Fin Bsmt	1300		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1628		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
SPL1	Ing Pool - Ave	L	800	64.00	1983	A	70	C	1.00	35,800
BTH	Cabana	L	388	106.00	1983	A	70	C	1.00	28,800
PTO	Patio	L	208	15.00	1983	A	70	C	1.00	2,200
FN2	Fence - Wood	L	156	35.00	1997	A	70	C	1.00	3,800
FN1	Fence - Chain	L	30	24.00	1997	A	70	C	1.00	500
SPL4	Above Ground	L	120	8.00	1985	A	70	C	1.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,704	1,704	1,704	203.09	346,059
BSM	Basement	0	1,628	326	40.67	66,206
DCK	Deck	0	84	8	19.34	1,625
PTO	Patio	0	829	41	10.04	8,327
Ttl Gross Liv / Lease Area		1,704	4,245	2,079		422,217

