

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
TAVANO JEFF			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
TAVANO MARCY			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	922,400	922,400	
5 PRATT CIR				0 Heavy		RES LAND	1010	351,400	351,400	
SUPPLEMENTAL DATA						RESIDNTL	1010	14,500	14,500	VISION
DUXBURY	MA	02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3251 Total Acres .958 Chapter Lan		Cyclical 1 Exemption W District Res Exem	Total 1,288,300 1,288,300				
GIS ID F_856514_2842986		Assoc Pid#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
TAVANO JEFF	50469	0198	10-31-2018	Q	V	847,900	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
PRESTON GRANT E & PRESTON KAITLI	43234	0270	06-20-2013	Q	I	765,000	00	2023	1010	697,100	2022	1010	650,700	2021	1010	547,400
ALVAREZ JOSE F JR & IVETTE	38477	0228	04-30-2010	Q	I	760,000	00		1010	365,500		1010	301,200		1010	252,000
HENRY CHARLES D	25672	0241	07-03-2003	U	I	752,500	1		1010	10,300		1010	10,300		1010	6,900
RHB DEVELOPMENT INC	23641	0199	12-10-2002	U	V	675,000	1	Total 1,072,900 Total 962,200 Total 806,300								

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						APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch							
0050					Appraised Bldg. Value (Card)						922,400
					Appraised Xf (B) Value (Bldg)						0
					Appraised Ob (B) Value (Bldg)						14,500
					Appraised Land Value (Bldg)						351,400
					Special Land Value						0
					Total Appraised Parcel Value						1,288,300
					Valuation Method						C
					Total Appraised Parcel Value						1,288,300

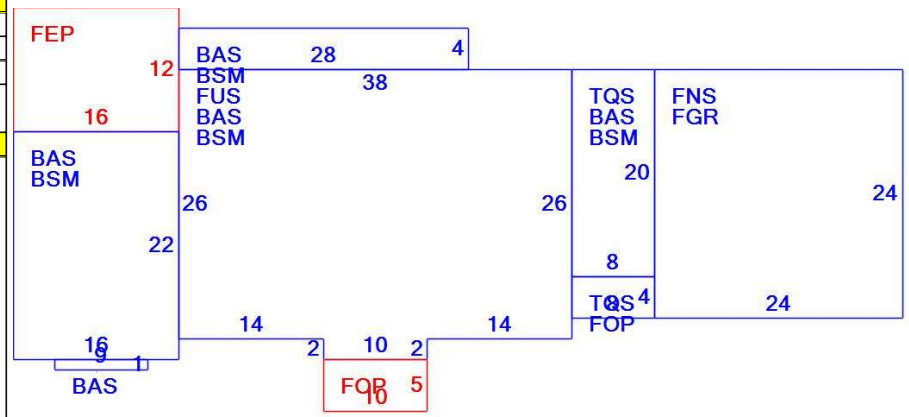
NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
BPO-22-35	02-01-2022	MN	Maintenance	4,547		100		Weatherization/air sealing	04-01-2019	SJD	9	1	07	Measure - Info @ Door	
292	06-06-2003	AD	Addition	3,000	01-26-2004	100		SCR PRCH ON DECK	03-25-2014	SJD	9		12	Property Estimated - No Ac	
9	01-09-2003	NC	New Construct	224,000	01-26-2004	100		SNGL FAM DWELLING	04-12-2013	VGS			20	Field Review	
									01-26-2004	KP		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		1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.040	AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	1,400
Total Card Land Units					0.96	AC	Parcel Total Land Area					0.96	Total Land Value			351,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1610	
Model	01	Residential	Bsmt Type	04	
Grade	09	Custom	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1610				

CONDO DATA			
Parcel Id		C	Owne
			B S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION			
Net Other Adj		1,029,241	
Replace Cost		30,970	
Year Built		2003	
Effective Year Built		2008	
Depreciation Code		A	
Remodel Rating			
Year Remodeled			
Depreciation %		13	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		87	
Cns Sect Rcnld		922,400	
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
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
GNR	GENERATOR	L	1	12400.00	2014	G	85	C	1.00	10,500
PTO	Patio	L	378	15.00	2008	A	70	C	1.00	4,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,641	1,641	1,641	257.70	422,881
BSM	Basement	0	1,632	326	51.48	84,009
FEP	Finished Enclosed Porch	0	192	115	154.35	29,635
FGR	Garage	0	576	230	102.90	59,270
FNS	Finished 90% Story	518	576	518	231.75	133,487
FOP	Open Porch	0	82	12	37.71	3,092
FUS	Finished Upper Story	1,008	1,008	1,008	257.70	259,759
TQS	Three Quarter Story	144	192	144	193.27	37,108
Ttl Gross Liv / Lease Area		3,311	5,899	3,994		1,029,241

