

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA			
TORTORELLA PHILIP J			0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed					
TORTORELLA DEBORAH J			0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	370,200	370,200					
PO BOX 2706									RES LAND	1010	350,100	350,100					
SUPPLEMENTAL DATA														VISION			
DUXBURY MA 02331		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1976 Total Acres .918 Chapter Lan				Cyclical 1 Exemption W District Res Exem				Total		720,300	720,300				
GIS ID F_858876_2842664		Assoc Pid#															
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)						
TORTORELLA PHILIP J			5743	0166	08-10-1984	Q	I	135,000		00	Year	Code	Assessed	Year	Code	Assessed	
											2023	1010	280,600	2022	1010	256,400	
												1010	364,100	2021	1010	300,100	
											Total		644,700	Total		556,500	
											Total		482,300	Total		482,300	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description		Amount	Code	Description	Number										
				Total	0.00					APPRAISED VALUE SUMMARY							
								Appraised Bldg. Value (Card)					370,200				
								Appraised Xf (B) Value (Bldg)					0				
								Appraised Ob (B) Value (Bldg)					0				
								Appraised Land Value (Bldg)					350,100				
								Special Land Value					0				
								Total Appraised Parcel Value					720,300				
								Valuation Method					C				
								Total Appraised Parcel Value					720,300				
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
168	06-26-2012	MN	Maintenance	2,726	06-30-2012	100		INSULATION				04-12-2013	VGS			20	Field Review
28	04-30-2007	MN	Maintenance	13,600		100		RPL 18 WINDOW/2 DRS				01-02-2008	BSB			01	Measure - No Entry
17	04-09-2007	MN	Maintenance	5,900		100		RE-ROOF									
9525	08-06-1985	AD	Addition			100		FIREPLACE & CHIMNEY									
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	40,011 SF	8.75	1.00000	5	1.00	0050	1.000				1.0000	8.75	350,100
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value					350,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	988	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			450,232
Interior Floor 2			Net Other Adj		18,330
Heat Fuel	02	Oil	Replace Cost		468,561
Heat Type	05	Hot Water	Year Built		1976
AC Type	01	None	Effective Year Built		2000
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		21
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		79
Gas Fireplaces	0		Cns Sect Rcnld		370,200
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	988		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

	12
18	
38	26

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	988	988	988	205.02	202,563
BSM	Basement	0	988	198	41.09	40,595
DCK	Deck	0	216	22	20.88	4,511
FUS	Finished Upper Story	988	988	988	205.02	202,563
Ttl Gross Liv / Lease Area		1,976	3,180	2,196		450,232

