

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FRATTAROLI HENRY J JR			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
ANDRUSKEVICS KARINA			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	350,000	350,000
28 DUXBOROUGH TRL				0 Light		RES LAND	1010	350,700	350,700
SUPPLEMENTAL DATA									
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1920 Total Acres .92 Chapter Lan			Cyclical 3 Exemption W District Res Exem				
GIS ID F_863630_2855687		Assoc Pid#						Total 700,700 700,700	

905
 DUXBURY, MA
VISION

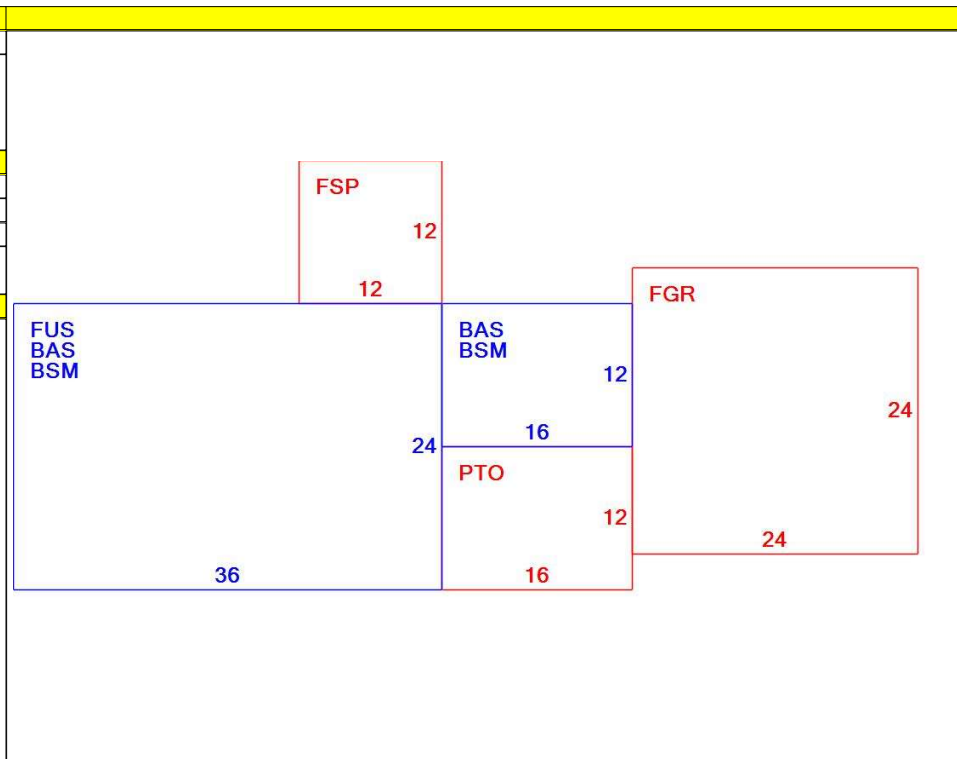
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FRATTAROLI HENRY J JR		33351 0262	09-14-2006	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed			
FRATTAROLI HENRY JR		32518 0090	04-14-2006	Q	I	492,375	00	2023	1010	264,500	2022	1010	241,400			
GALLAGHER STEPHEN C		14880 0115	12-30-1996	Q	I	243,200	00		1010	364,700	2021	1010	300,600			
								Total		629,200	Total		542,000	Total		526,300

EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 350,000			
									Appraised Xf (B) Value (Bldg) 0			
									Appraised Ob (B) Value (Bldg) 0			
									Appraised Land Value (Bldg) 350,700			
									Special Land Value 0			
									Total Appraised Parcel Value 700,700			
									Valuation Method C			
								Total Appraised Parcel Value	700,700			

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
QPO-22-30	12-05-2022	MN	Maintenance	3,000		100	12-05-2022	WEATHERIZATION & AIRSEALI	09-18-2018	SJD			20	Field Review
QP-19-186	08-12-2019	MN		1,730		100	09-26-2019	Insulation	04-12-2013	VGS			20	Field Review
									08-22-2007	BSB			01	Measure - No Entry

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	03	Colonial	Bsmt Area	1056	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		478,078
Interior Floor 2			Replace Cost		14,820
Heat Fuel	03	Gas	Year Built		492,898
Heat Type	05	Hot Water	Effective Year Built		1971
AC Type	01	None	Depreciation Code		1992
Bedrooms	4		Remodel Rating		A
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		29
Extra Fixtures	0		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	1		Percent Good		71
Extra Openings	1		Cns Sect Rcnld		350,000
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	1056		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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,056	1,056	1,056	199.20	210,354	
BSM	Basement	0	1,056	211	39.80	42,031	
FGR	Garage	0	576	230	79.54	45,816	
FSP	Screened Porch	0	144	29	40.12	5,777	
FUS	Finished Upper Story	864	864	864	199.20	172,108	
PTO	Patio	0	192	10	10.37	1,992	
Ttl Gross Liv / Lease Area		1,920	3,888	2,400		478,078	



28 DUXBOROUGH TRL

