

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FENTON MARTIN			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
FENTON CLARE M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	427,600	427,600
2 OLD BARN RD				0 Light		RES LAND	1010	469,900	469,900
SUPPLEMENTAL DATA									
DUXBURY MA 02332	Alt Prcl ID	Cyclical 3							
	Scnd Home	Exemption							
	Tax Class T	W							
	Tot Fin Area 1904	District							
	Total Acres .928	Res Exem							
	Chapter Lan								
	GIS ID F_867256_2847745	Assoc Pid#							
						Total		897,500	897,500

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FENTON MARTIN	8479	0343	05-27-1988	Q	I	227,500	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	328,800	2022	1010	302,000
									1010	504,300		1010	320,400
								Total		833,100	Total		622,400
								Total			Total		586,100

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

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			427,600
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			0
Appraised Land Value (Bldg)			469,900
Special Land Value			0
Total Appraised Parcel Value			897,500
Valuation Method			C
Total Appraised Parcel Value			897,500

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

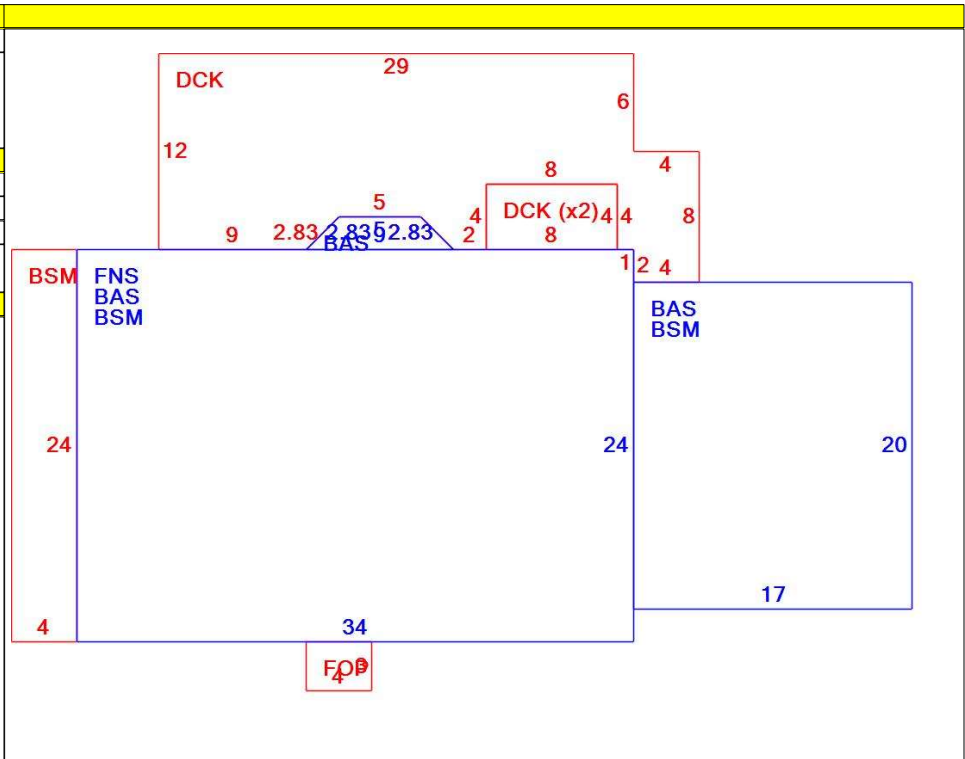
NOTES							
NO ACCESS AT THE TIME OF THIS INSPECTION							
HOMEOWNER CALLED 4/1/2019 STATED							
KITCHEN REMODEL 100% COMPLETED.							

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-22-28	11-15-2022	MN	Maintenance	39,811		100		Removal and replace 19 Window	04-01-2019	SJT	5		01	Measure - No Entry
BPO-22-241	06-15-2022	RM	Remodel	5,060		100	06-15-2022	ENLARGE & RENOVATE BATH	04-12-2013	VGS			20	Field Review
2018-223	06-11-2008	RM	Remodel	32,000		100		REMODEL KITCHEN & REPLAC	09-09-2000	KP		1	00	Measure & Listed
19990388	08-25-1999	RM	Remodel	2,500		100		PLAYRM IN BAS						

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	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.010	AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.15	500
Total Card Land Units					0.93	AC	Parcel Total Land Area					0.93	Total Land Value			469,900

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1252	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.9				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	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		497,244
Interior Floor 2			Replace Cost		44,044
Heat Fuel	02	Oil	Year Built		1979
Heat Type	05	Hot Water	Effective Year Built		2000
AC Type	01	None	Depreciation Code		G
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		21
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		79
Extra Openings	0		Cns Sect Rcnd		427,600
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	531		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	1252		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	1,170	1,170	1,170	226.43	264,925
BSM	Basement	0	1,252	250	45.21	56,608
DCK	Deck	0	398	40	22.76	9,057
FNS	Finished 90% Story	734	816	734	203.68	166,201
FOP	Open Porch	0	12	2	37.74	453
Ttl Gross Liv / Lease Area		1,904	3,648	2,196		497,244

