

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
FOTTA KEITH A			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	
FOTTA CHRISTEN E			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	885,900	885,900	
830 FRANKLIN ST				0 Medium		RES LAND	1010	423,900	423,900	
<b>SUPPLEMENTAL DATA</b>						RESIDNTL	1010	271,900	271,900	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3498 Total Acres 3.368 Chapter Lan		Cyclical 1 Exemption W District Res Exem						
GIS ID F_860786_2846857		Assoc Pid#						Total		1,581,700
								1,581,700		

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SETTINO ANNE WETZLER	57811	249	04-10-2023	Q	I	1,985,000	00	Year	Code	Assessed	Year	Code	Assessed			
FOTTA KEITH A	22254	0184	06-14-2002	U	I	215,000	1	2023	1010	879,800	2022	1010	796,900			
									1010	499,000		1010	412,300			
									1010	173,300		1010	173,300			
								Total		1,552,100	Total		1,382,500	Total		1,269,000

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)			885,900
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			271,900
Appraised Land Value (Bldg)			423,900
Special Land Value			0
Total Appraised Parcel Value			1,581,700
Valuation Method			C
Total Appraised Parcel Value			1,581,700

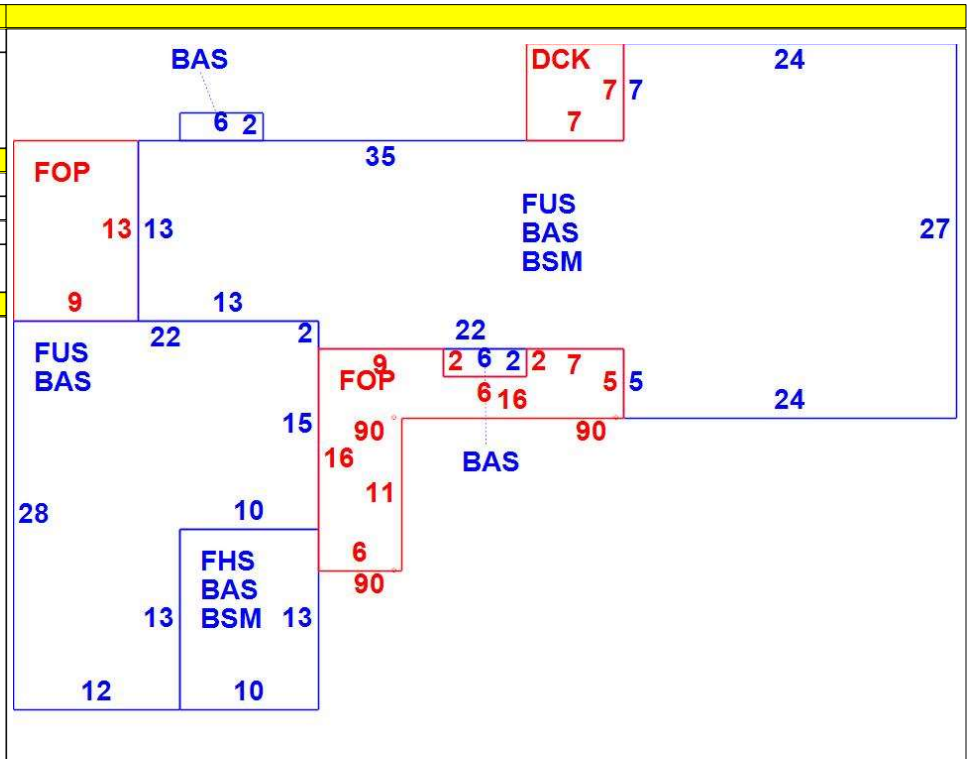
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

NOTES									

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
402	11-08-2006	AD	Addition	94,000		100		26X40 BARN,2 FLRS	01-23-2023	SJT	10		20	Field Review
632	11-24-2003	MS	Miscellaneous	22,200	09-01-2004	100		VOID	04-12-2013	VGS			20	Field Review
321	07-26-2002	RM	Remodel	8,400	02-13-2003	100		FINISH BSMNT SECTION	09-12-2007	BSB			01	Measure - No Entry
74	03-05-2002	AD	Addition	184,000	02-13-2003	100		2 STY AD/GAR UNDER						
73	03-05-2002	DM	Demolish	3,000	02-13-2003	100		DEMO BARN/GAR/SHED						

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		V110	1.1000	385,000	
1	1010	Single Family	RC	Residual	1.200	AC 35,000.00	0.86666	5	1.00	0050	1.000			1.0000	36,400	
1	1010	Single Family	WP	Undevelop	1.250	AC 2,000.00	1.00000	0	1.00	0050	1.000			1.0000	2,500	
Total Card Land Units					3.37	AC	Parcel Total Land Area					3.37	Total Land Value			423,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	1277	
Model	01	Residential	Bsmt Type	04	
Grade	10	Custom +	Unfin Area	0.00	Full
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			
Interior Floor 2			Net Other Adj		974,844
Heat Fuel	02	Oil	Replace Cost		1,080,316
Heat Type	04	Forced Air-Duc	Year Built		1870
AC Type	03	Central	Effective Year Built		2003
Bedrooms	4		Depreciation Code		E
Full Baths	4		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		18
Total Rooms	9		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	0		Percent Good		82
Gas Fireplaces	0		Cns Sect Rcnld		885,900
Sq Ft Fin Bsmt	950		Dep % Ovr		
FBM Quality	05	Living Area	Dep Ovr Comment		
Foundation	03	Stone	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1277		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
BRN9	Barn - Liv Area	L	2,080	123.00	2006	G	85	C	1.00	217,500
BRN5	Barn - 2 Story	L	1,040	69.00	2000	A	70	C	1.00	50,200
PTO	Patio	L	401	15.00	2000	A	70	C	1.00	4,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,787	1,787	1,787	257.42	460,007
BSM	Basement	0	1,277	255	51.40	65,642
DCK	Deck	0	49	5	26.27	1,287
FHS	Finished Half Story	65	130	65	128.71	16,732
FOP	Open Porch	0	281	42	38.48	10,812
FUS	Finished Upper Story	1,633	1,633	1,633	257.42	420,364
Ttl Gross Liv / Lease Area		3,485	5,157	3,787		974,844

