

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
FISKIO STEVEN		0	Water	0	Feeder	0	Average	Description	Code		Appraised	Assessed
FISKIO JULIE		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		875,900	875,900
15 RYANS LN				0	Medium			RES LAND	1010		517,300	517,300
SUPPLEMENTAL DATA												
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3074 Total Acres 1.186 Chapter Lan		Cyclical 4 Exemption W District Res Exem				RESIDNTL	1010	9,500	9,500	
GIS ID F_862945_2844870		Assoc Pid#						Total		1,402,700	1,402,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FISKIO STEVEN		18064 0306	11-23-1999	U	V	516,500	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	676,700	2022	1010	551,800	2021	1010	523,000
									1010	615,700		1010	297,000		1010	245,900
									1010	12,600						
								Total		1,305,000	Total		848,800	Total		768,900

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			
			Total				0.00					
								Appraised Bldg. Value (Card) 875,900				
								Appraised Xf (B) Value (Bldg) 0				
								Appraised Ob (B) Value (Bldg) 9,500				
								Appraised Land Value (Bldg) 517,300				
								Special Land Value 0				
								Total Appraised Parcel Value 1,402,700				
								Valuation Method C				
								Total Appraised Parcel Value 1,402,700				

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	B	Tracing
0080			

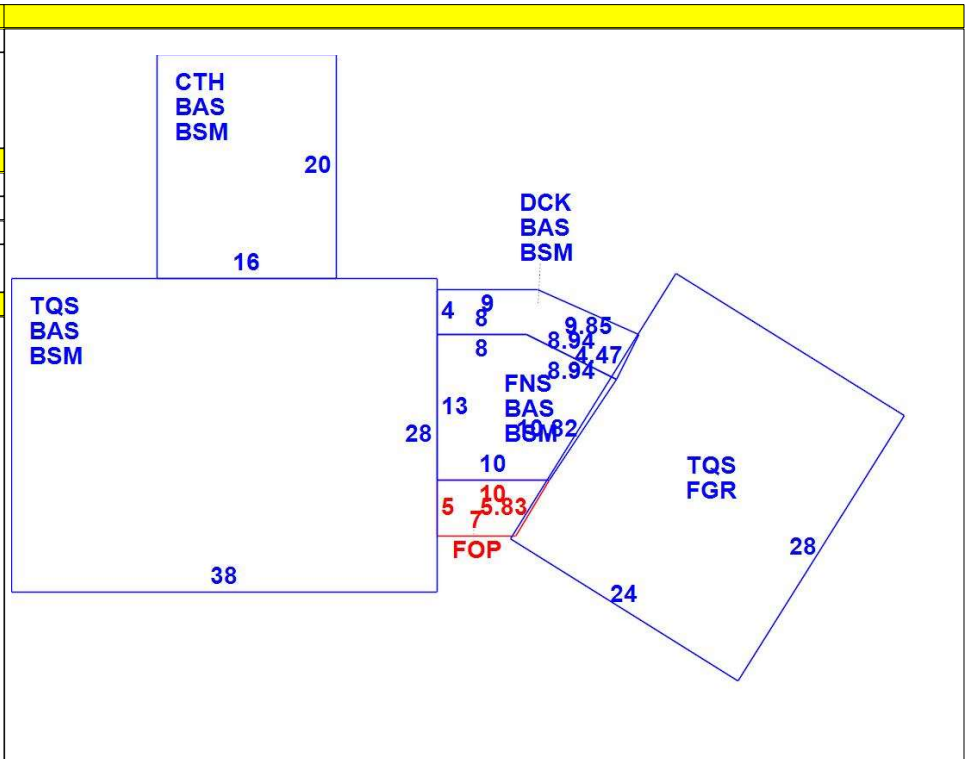
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
37	02-01-2000	RM	Remodel	19,000	10-07-2004	100		FIN BSMT/NEW BTHRM		08-16-2023	SJD	6	1	20	Field Review
19990121	04-05-1999	NC	New Construct	180,000	01-28-2000	100		2 STY SING FAM,G,P,+		09-07-2022	SJD	10	1	07	Measure - Info @ Door
										04-12-2013	VGS			20	Field Review
										03-26-2013	AO	6	6	30	Quality Control
										10-07-2004	KP		1	00	Measure & Listed

LAND LINE VALUATION SECTION													Notes	Location Adjustment	Adj Unit P	Land Value
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj					
1	1010	Single Family	RC	Primary	36,903 SF	9.31	1.00000	5	1.00	0080	1.503			1.0000	13.99	516,300
1	1010	Single Family	RC	Undevelop	0.339 AC	2,000.00	1.00000	0	1.00	0080	1.503			1.0000	0.07	1,000
Total Card Land Units					1.19 AC	Parcel Total Land Area					1.19	Total Land Value			517,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1622	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	02	Shed			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	3				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	9				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	936				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1622				

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

COST / MARKET VALUATION		
Net Other Adj		932,102
Replace Cost		74,725
Year Built		1,006,827
Effective Year Built		1999
Depreciation Code		2008
Remodel Rating		G
Year Remodeled		
Depreciation %	13	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	87	
Cns Sect Rcnd	875,900	
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
PTO	Patio	L	900	15.00	2005	A	70	C	1.00	9,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,623	1,623	1,623	251.04	407,434
BSM	Basement	0	1,623	325	50.27	81,587
CTH	Cathedral Ceiling	0	320	32	25.10	8,033
DCK	Deck	0	74	7	23.75	1,757
FGR	Garage	0	672	269	100.49	67,529
FNS	Finished 90% Story	149	165	149	226.69	37,405
FOP	Open Porch	0	43	6	35.03	1,506
TQS	Three Quarter Story	1,302	1,736	1,302	188.28	326,851
Ttl Gross Liv / Lease Area		3,074	6,256	3,713		932,102

