

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>					
FACCHINI KEVIN A  187 SUMMER ST  DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed		Total 515,100 515,100						
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	109,600	109,600								
		SUPPLEMENTAL DATA		RES LAND		1010	352,100	352,100											
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1008 Total Acres .978 Chapter Lan GIS ID F_862923_2838324		Cyclical Exemption W District Res Exem Assoc Pid#		4		RESIDNTL		1010	53,400	53,400									
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
FACCHINI KEVIN A		9970	0211	10-01-1990		Q	I	130,000		00	This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description		Amount	Code	Description	Number	Amount	Comm Int	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
										2023	1010	81,200	2022	1010	64,900	2021	1010	64,800	
											1010	366,200		1010	301,800		1010	252,000	
											1010	8,500		1010	8,500		1010	8,500	
Total										455,900		Total		375,200		Total		325,300	
EXEMPTIONS				OTHER ASSESSMENTS				ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY							
Total 0.00								Nbhd 0050 Nbhd Name B Tracing Batch				Appraised Bldg. Value (Card) 109,600							
												Appraised Xf (B) Value (Bldg) 0							
												Appraised Ob (B) Value (Bldg) 53,400							
												Appraised Land Value (Bldg) 352,100							
												Special Land Value 0							
												Total Appraised Parcel Value 515,100							
												Valuation Method C							
												Total Appraised Parcel Value 515,100							
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			
BPO-23-83	05-01-2023	BP	Bldg Permit	79,300	06-13-2023	50		Construct a 2 Car 28x32 sq ft Det			06-13-2023	SJT	5		07	Measure - Info @ Door			
2018-161	08-14-2018	MN	Maintenance	21,754		100		REPLACE 13 WINDOWS			04-12-2013	VGS			20	Field Review			
14872	04-02-1998	MN	Maintenance	1,000		100		STRIP & REROOF			09-19-2007	BSB		1	00	Measure & Listed			
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				1.0000		8.75	350,000	
1	1010	Single Family	RC	Residual	0.060	AC 35,000.00	1.00000	5	1.00	0050	1.000				1.0000		0.80	2,100	
Total Card Land Units					0.98	AC	Parcel Total Land Area					0.98	Total Land Value					352,100	

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	04	Cape Cod				Bsmt Area	672				
Model	01	Residential				Bsmt Type	04				
Grade	02	Below Average				Unfin Area	0.00	Full			
Stories	1.5					<b>CONDO DATA</b>					
Occupancy	1					Parcel Id		C		Owne	
Exterior Wall 1	14	Wood Shingle							B		S
Exterior Wall 2						Adjust Type	Code	Description	Factor%		
Roof Structure	03	Gable				Condo Flr					
Roof Cover	03	Asphalt				Condo Unit					
Interior Wall 1	05	Drywall				<b>COST / MARKET VALUATION</b>					
Interior Wall 2											
Interior Floor 1	12	Hardwood						194,933			
Interior Floor 2						Net Other Adj		4,250			
Heat Fuel	03	Gas				Replace Cost		199,183			
Heat Type	12	Space Heat				Year Built		1940			
AC Type	01	None				Effective Year Built		1976			
Bedrooms	2					Depreciation Code		F			
Full Baths	1					Remodel Rating					
Half Baths	0					Year Remodeled					
Extra Fixtures	0					Depreciation %		45			
Total Rooms	6					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		55			
Gas Fireplaces	0					Cns Sect Rcnld		109,600			
Sq Ft Fin Bsmt	0					Dep % Ovr					
FBM Quality						Dep Ovr Comment					
Foundation	06	Poured Conc				Misc Imp Ovr					
Bsmt Garage	0					Misc Imp Ovr Comment					
Bsmt Area	672					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
FGR1	Garage - 1 Sto	L	304	52.00	1980	A	70	C	1.00	11,100
FGR2	Garage - 1 St	L	896	63.00	2023	G	50	B	1.50	42,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	672	672	672	156.83	105,386
BSM	Basement	0	672	134	31.27	21,015
FEP	Finished Enclosed Porch	0	169	101	93.72	15,839
FHS	Finished Half Story	336	672	336	78.41	52,693
Ttl Gross Liv / Lease Area		1,008	2,185	1,243		194,933

