

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FESTA CHRISTOPHER C			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
FESTA THERESA M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	513,800	513,800
57 CROSS ST		SUPPLEMENTAL DATA			RES LAND	1010	350,700	350,700	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2349 Total Acres .92 Chapter Lan GIS ID F_860379_2842955			Cyclical 1 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	1,400	1,400
						Total		865,900	865,900

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
FESTA CHRISTOPHER C		36317 0243	08-29-2008	Q	I	480,000	00	Year	Code	Assessed	Year	Code	Assessed	
								2023	1010	410,500	2022	1010	378,400	
									1010	364,700		1010	300,600	
									1010	900		1010	3,700	
						Total		776,100	Total		682,700	Total		609,800

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	513,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,400
Appraised Land Value (Bldg)	350,700
Special Land Value	0
Total Appraised Parcel Value	865,900
Valuation Method	C
Total Appraised Parcel Value	865,900

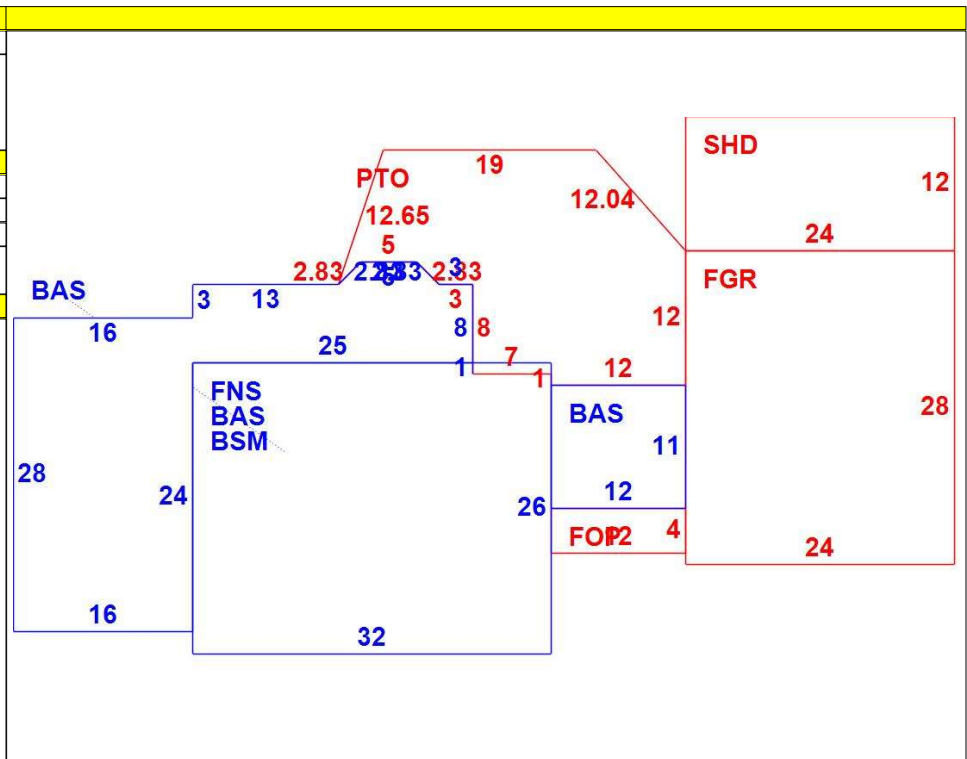
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
20000422	10-24-2000	AD	Addition	11,000	01-01-2002	100		12'X24' GARAGE ADD	04-12-2013	VGS			20	Field Review
12538	09-16-1992	AD	Addition	16,000	01-26-1993	100		1STY ADDIT/REMOD KIT	06-12-2001	KP		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	40,075 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	00	Gambrel	Bsmt Area	832	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.9				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	07	Gambrel			
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	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	4				
Full Baths	3				
Half Baths	0				
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	400				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	832				

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

COST / MARKET VALUATION		
Net Other Adj		611,523
Replace Cost		38,860
Year Built		1977
Effective Year Built		2000
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %	21	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	79	
Cns Sect Rcnld	513,800	
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
SHD1	Shed	L	96	21.00	1980	A	70	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,601	1,601	1,601	209.71	335,751
BSM	Basement	0	832	166	41.84	34,812
FGR	Garage	0	672	269	83.95	56,413
FNS	Finished 90% Story	749	832	749	188.79	157,075
FOP	Open Porch	0	48	7	30.58	1,468
PTO	Patio	0	462	23	10.44	4,823
SHD	Attached Shed	0	288	101	73.55	21,181
Ttl Gross Liv / Lease Area		2,350	4,735	2,916		611,523

