

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FITZGERALD BRENDAN J			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
FITZGERALD JULIE A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	157,700	157,700
111 CROSS ST		SUPPLEMENTAL DATA			RES LAND	1010	351,100	351,100	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1144 Total Acres .948 Chapter Lan GIS ID F_859445_2842702			Cyclical 1 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	700	700
						Total		509,500	509,500

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FITZGERALD BRENDAN J		35396 0286	12-13-2007	Q	I	355,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	169,300	2022	1010	148,400
									1010	365,200		1010	300,900
									1010	500		1010	500
						Total		535,000	Total	449,800	Total	399,400	

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
0050			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	157,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	700
Appraised Land Value (Bldg)	351,100
Special Land Value	0
Total Appraised Parcel Value	509,500
Valuation Method	C
Total Appraised Parcel Value	509,500

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
QP-19-243	10-03-2019	MN		9,000		100	12-10-2019	REPLACE 10 WINDOWS & 1 D	09-18-2014	JLF	10	1	00	Measure & Listed
2016-181	09-14-2016	MN	Maintenance	6,400		100		STRIP & REROOF 16 SQUARE	04-12-2013	VGS			20	Field Review
19990135	04-15-1999	NC	New Construct	1,200	07-14-2000	100		NC UTILITY BLDG	07-14-2000	K+B		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	0.032 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.79	1,100
Total Card Land Units					0.95 AC	Parcel Total Land Area					0.95	Total Land Value			351,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1144	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			203,638
Interior Floor 2			Net Other Adj		18,450
Heat Fuel	03	Gas	Replace Cost		222,089
Heat Type	05	Hot Water	Year Built		1968
AC Type	01	None	Effective Year Built		1992
Bedrooms	3		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		71
Gas Fireplaces	0		Cns Sect Rcnld		157,700
Sq Ft Fin Bsmt	318		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1144		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	48	21.00	1999	A	70	C	1.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,144	1,144	1,144	144.22	164,988
BSM	Basement	0	1,144	229	28.87	33,026
DCK	Deck	0	48	5	15.02	721
FSP	Screened Porch	0	168	34	29.19	4,903
Ttl Gross Liv / Lease Area		1,144	2,504	1,412		203,638

Floor plan diagram showing various areas and their associated values:

- DCK 6 (Red box)
- DCK 8 (Red box)
- BAS BSM (Blue box)
- FSP (Red box)
- 12 (Red box)
- 14 (Red box)
- 26 (Blue box)
- 44 (Blue box)

