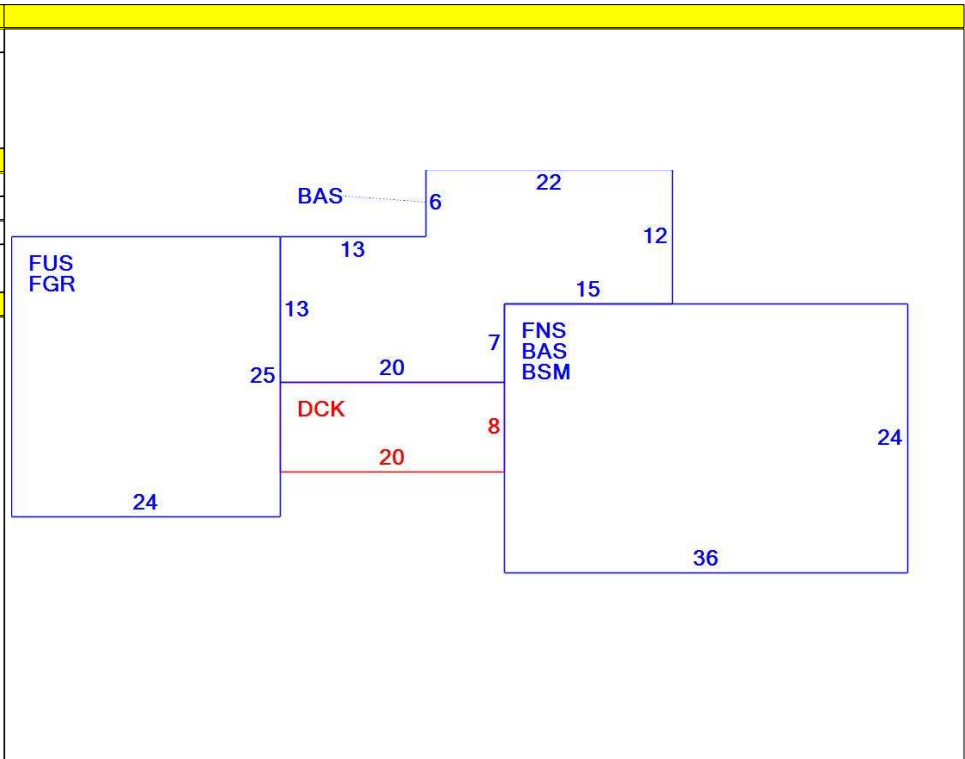


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>				
FAHEY WILLIAM J FAHEY ELLEN T 63 CHRISTINA CT  DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed							
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	456,100	456,100							
		SUPPLEMENTAL DATA		0		Light		RES LAND	1010	351,800	351,800							
		Alt Prcl ID		Cyclical		4		RESIDNTL	1010	1,500	1,500							
		Scnd Home		Exemption				Total		809,400	809,400							
		Tax Class T		W		District												
		Tot Fin Area 2723		Res Exem														
		Total Acres .968		Assoc Pid#														
		Chapter Lan																
		GIS ID F_867944_2841707																
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
FAHEY WILLIAM J		20607	0002	09-27-2001	Q	I		399,900	00	Year	Code	Assessed	Year	Code	Assessed			
										2023	1010	347,500	2022	1010	318,100			
											1010	365,800		1010	301,500			
											1010	1,000		1010	1,000			
		Total								Total		714,300	Total		620,600			
										Total			Total		533,200			
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description		Amount	Code	Description	Number	Amount	Comm Int									
		Total		0.00														
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY						
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				456,100				
0050										Appraised Xf (B) Value (Bldg)				0				
										Appraised Ob (B) Value (Bldg)				1,500				
										Appraised Land Value (Bldg)				351,800				
										Special Land Value				0				
										Total Appraised Parcel Value				809,400				
										Valuation Method				C				
										Total Appraised Parcel Value				809,400				
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	
199	07-09-2007	AD	Addition	94,000		100		GAR/FIN OVER M SUITE				04-12-2013	VGS			20	Field Review	
												05-28-2008	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	40,000	SF 8.75	1.00000	5	1.00	0050	1.000					1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.050	AC 35,000.00	1.00000	5	1.00	0050	1.000					1.0000	0.83	1,800
Total Card Land Units					0.97	AC	Parcel Total Land Area					0.97	Total Land Value			351,800		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	864	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		567,779
Interior Floor 2			Replace Cost		32,370
Heat Fuel	03	Gas	Year Built		600,150
Heat Type	04	Forced Air-Duc	Effective Year Built		1970
AC Type	01	None	Depreciation Code		1997
Bedrooms	4		Remodel Rating		G
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		24
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		76
Extra Openings	0		Cns Sect Rcnld		456,100
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	376		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	864		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	104	21.00	1990	A	70	C	1.00	1,500

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,346	1,346	1,346	180.08	242,382
BSM	Basement	0	864	173	36.06	31,153
DCK	Deck	0	160	16	18.01	2,881
FGR	Garage	0	600	240	72.03	43,218
FNS	Finished 90% Story	778	864	778	162.15	140,099
FUS	Finished Upper Story	600	600	600	180.08	108,046
Ttl Gross Liv / Lease Area		2,724	4,434	3,153		567,779



63 CHRISTINA CT

