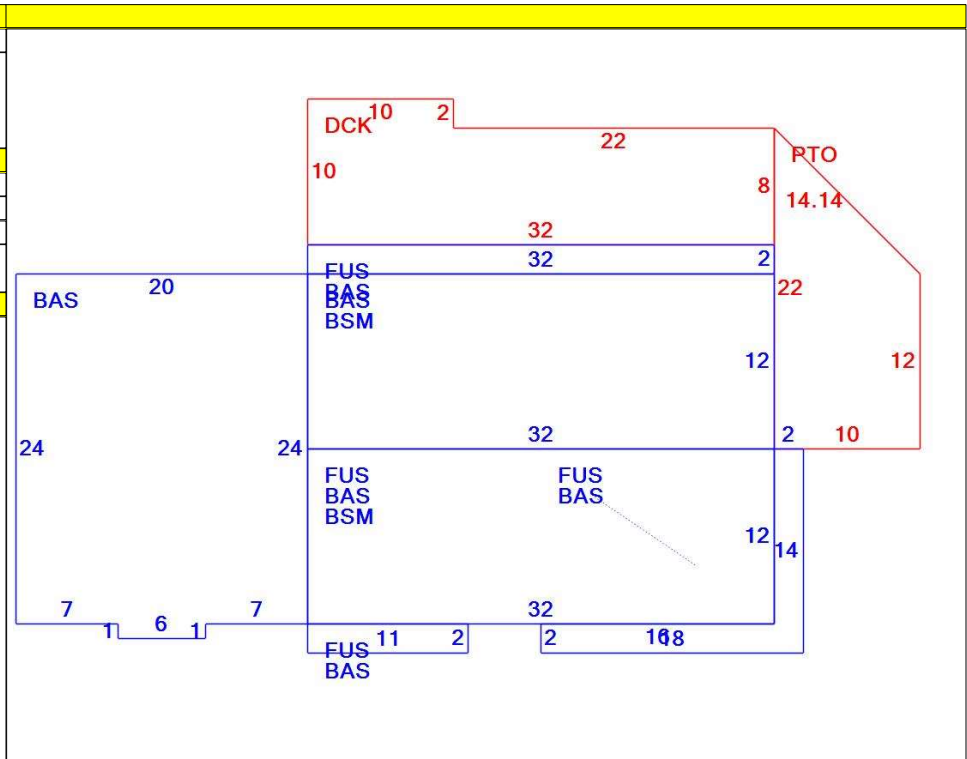


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA							
CARROLL STEPHEN P				0 Water		0 Cul-De-Sac		0 Average		Description	Code	Appraised	Assessed								
CARROLL JEAN M				0 No Sewer		0 Paved		0 Average		RESIDNTL	1010	259,500	259,500								
72 PETTIBUSH LN						0 Light				RES LAND	1010	357,800	357,800								
DUXBURY MA 02332										RESIDNTL	1010	2,300	2,300								
SUPPLEMENTAL DATA														VISION							
Alt Prcl ID						Cyclical 4															
Scnd Home						Exemption															
Tax Class T						W															
Tot Fin Area 1930						District															
Total Acres 2.138						Res Exem															
Chapter Lan																					
GIS ID F_867305_2840165						Assoc Pid#															
											Total	619,600	619,600								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
CARROLL STEPHEN P				11542	92	12-28-1992		U	I	1		1A	Year	Code	Assessed	Year	Code	Assessed			
CARROLL STEPHEN P				11214	271	08-26-1992		U	I	1		1A	2023	1010	227,200	2022	1010	205,600	2021	1010	183,800
CARROLL STEPHEN P				7814	206	06-26-1987		Q	I	145,000		00		1010	372,000		1010	306,800		1010	255,900
MASTROBATTISTA JOAN				6513	52	12-31-1986		U	I	100		1A		1010	1,500		1010	1,500		1010	1,500
MASTROBATTISTA JOAN				5232	438	10-12-1982		Q	I	62,000		00									
											Total	600,700	Total	513,900	Total	441,200					
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)				259,500							
0050										Appraised Xf (B) Value (Bldg)				0							
												Appraised Ob (B) Value (Bldg)				2,300					
												Appraised Land Value (Bldg)				357,800					
												Special Land Value				0					
												Total Appraised Parcel Value				619,600					
												Valuation Method				C					
												Total Appraised Parcel Value				619,600					
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				
335	08-01-2002	AD	Addition	30,000	06-16-2003	100		20X24 1 STY ADD/DECK				09-19-2017	SJD			20	Field Review				
12913	08-19-1993	AD	Addition	28,000	01-01-1994	100		14.5X36 SECOND STORY				04-12-2013	VGS			20	Field Review				
												06-16-2003	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			TN95	0.9500	8.75	332,500				
1	1010	Single Family	RC	Residual	0.690	AC 35,000.00	1.00000	5	1.00	0050	1.000				1.0000	0.81	24,200				
1	1010	Single Family	RC	Undevelop	0.530	AC 2,000.00	1.00000	0	1.00	0050	1.000				1.0000	0.05	1,100				
Total Card Land Units					2.14	AC	Parcel Total Land Area					2.14	Total Land Value					357,800			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	768	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	05	Average			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	3				
Full Baths	3				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	316				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	768				

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

COST / MARKET VALUATION				
Net Other Adj			324,342	
Replace Cost			31,070	
Year Built			1978	
Effective Year Built			1994	
Depreciation Code			A	
Remodel Rating				
Year Remodeled				
Depreciation %			27	
Functional Obsol				
External Obsol				
Trend Factor			1.000	
Condition				
Condition %				
Percent Good			73	
Cns Sect Rcnld			259,500	
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	156	21.00	1980	A	70	C	1.00	2,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,400	1,400	1,400	152.92	214,087
BSM	Basement	0	768	154	30.66	23,550
DCK	Deck	0	276	28	15.51	4,282
FUS	Finished Upper Story	530	530	530	152.92	81,047
PTO	Patio	0	170	9	8.10	1,376
Ttl Gross Liv / Lease Area		1,930	3,144	2,121		324,342



72 PETTIBUSH LN

