

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
FLEMING BROOKE			0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA	
			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	161,000	161,000		
122 SUMMER ST					0	Heavy			RES LAND	1010	309,800	309,800		
									RESIDNTL	1010	5,000	5,000		
SUPPLEMENTAL DATA													VISION	
DUXBURY	MA	02332	Alt Prcl ID Scnd Home 500542 Tax Class T Tot Fin Area 2489 Total Acres .47 Chapter Lan			Cyclical 4 Exemption W District Res Exem								
GIS ID F_863526_2837516			Assoc Pid#											
										Total		475,800		475,800

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
FLEMING BROOKE			43259 0333	06-26-2013	Q	I	275,000	00	Year	Code	Assessed	Year	Code	Assessed				
SPOLIDORO MAXENE			41431 0049	05-29-2012	U	I	1	1A	2023	1010	123,700	2022	1010	102,000				
ARMOUR DONALD M JR			3962 0657	01-29-1974	U	I	27,900	1		1010	321,400		1010	270,700				
										1010	3,400		1010	3,400				
										Total		448,500	Total		376,100	Total		324,400

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int									
									APPRAISED VALUE SUMMARY								
Total			0.00					Appraised Bldg. Value (Card)				161,000					
								Appraised Xf (B) Value (Bldg)				0					
								Appraised Ob (B) Value (Bldg)				5,000					
								Appraised Land Value (Bldg)				309,800					
								Special Land Value				0					
								Total Appraised Parcel Value				475,800					
								Valuation Method				C					
										Total Appraised Parcel Value				475,800			

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
2016-230	07-19-2016	BP	Bldg Permit	23,940	08-20-2018	100		19 X 28' FOUNDATION TO REC		08-20-2018	JLF	5		30	Quality Control
2014-167	08-25-2014	MN	Maintenance	3,000		100		REPLACE 12 WINDOWS & REP		04-10-2014	SJD	9	1	06	Inspection Only
423	11-24-2006	DM	Demolish	11,000		100		GARAGE 14X42.6		04-04-2014	SJD	9		01	Measure - No Entry
10670	12-07-1987	AD	Addition			100		3RD FL LEV,25'X30'FL		04-12-2013	VGS			20	Field Review
										11-28-2007	BSB			01	Measure - No Entry

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	20,625	SF	15.02	1.00000	5	1.00	0050	1.000		1.0000	15.02	309,800
Total Card Land Units					0.47	AC	Parcel Total Land Area					0.47	Total Land Value			309,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	810	
Model	01	Residential	Bsmt Type	03	
Grade	02	Below Average	Unfin Area	0.00	Partial
Stories	2.75				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	11	Clapboard			B S
Roof Structure	02	Shed	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	02	Wall Board	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	09	Pine/Soft Wood			298,479
Interior Floor 2	06	Linoleum	Net Other Adj		11,050
Heat Fuel	03	Gas	Replace Cost		309,528
Heat Type	05	Hot Water	Year Built		1890
AC Type	01	None	Effective Year Built		1973
Bedrooms	4		Depreciation Code		F
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		48
Total Rooms	9		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		52
Gas Fireplaces	0		Cns Sect Rcnld		161,000
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	810		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
PTO	Patio	L	480	15.00	2000	A	70	C	1.00	5,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,112	1,112	1,112	109.57	121,846
BSM	Basement	0	810	162	21.91	17,751
FEP	Finished Enclosed Porch	0	54	32	64.93	3,506
FUS	Finished Upper Story	810	810	810	109.57	88,755
TQS	Three Quarter Story	608	810	608	82.25	66,621
Ttl Gross Liv / Lease Area		2,530	3,596	2,724		298,479

