

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
FOLAJIDE PROPERTIES LLC			0 Water	0 Arterial	0 Fair	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
659 WORCESTER RD # 1016			0 Sewer	0 Paved	0 Average	RESIDNTL	1010	1,002,300	1,002,300	
FRAMINGHAM MA 01701		SUPPLEMENTAL DATA			RES LAND	1010	358,400	358,400		
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3468 Total Acres 1.158 Chapter Lan GIS ID F_864255_2832990		Cyclical 2 Exemption W District Res Exem Assoc Pid#			RESIDNTL	1010	12,400	12,400		
						Total		1,373,100	1,373,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FOLAJIDE PROPERTIES LLC	56805	102	05-13-2022	U	I	690,500	1	Year	Code	Assessed	Year	Code	Assessed
MONTUORI ROBERT & MARY TT	27357	0340	01-09-2004	U	I	1	1	2023	1010	414,100	2022	1010	340,400
MONTUORI ROBERT J	27325	0295	01-02-2004	Q	I	530,000	00		1010	372,700		1010	307,200
KETTER WILLIAM B & PHILLIS F	10789	0038	02-28-1992	U	I	129,000	1F	Total		786,800	Total		647,600
						Total		Total		547,500	Total		547,500

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

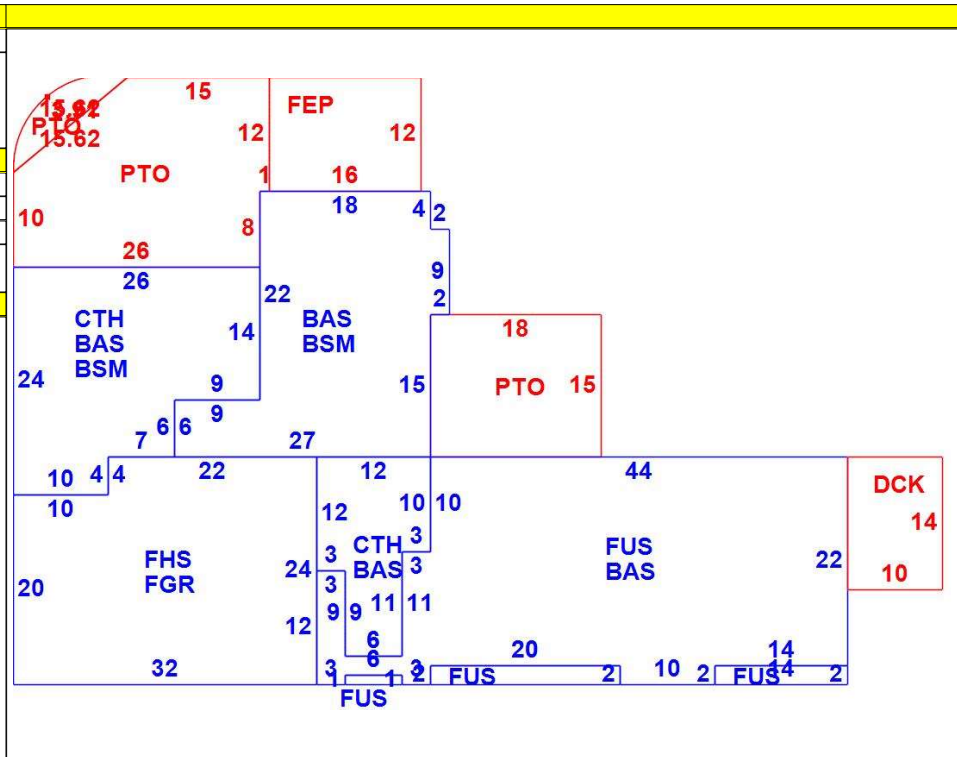
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)									1,002,300
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									12,400
Appraised Land Value (Bldg)									358,400
Special Land Value									0
Total Appraised Parcel Value									1,373,100
Valuation Method									C
Total Appraised Parcel Value									1,373,100

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
BPO-22-362	09-21-2022	BP	Bldg Permit	115,001		100		Construct a new shed dormer on		11-07-2022	SJD	9	7	00	Measure & Listed
15132	09-21-1998	MN	Maintenance	3,000		100		RECONSTRUCT ROOF		04-12-2013	VGS			20	Field Review
13861	10-24-1995	MN	Maintenance	1,000	05-28-1996	100		REPLACE DECKING		02-20-2009	KP		1	00	Measure & Listed
13197	05-17-1994	NC	New Construct	7,500	05-28-1996	100		RECONS EXIST BRZVY							

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	0.240	AC 35,000.00	1.00000	5	1.00	0050	1.000			1.0000		0.80	8,400
Total Card Land Units					1.16	AC	Parcel Total Land Area				1.16	Total Land Value				358,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1082	
Model	01	Residential	Bsmt Type	03	
Grade	08	Excellent	Unfin Area	0.00	Partial
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	Net Other Adj		1,062,211
Interior Floor 2			Replace Cost		39,200
Heat Fuel	03	Gas	Year Built		1,101,412
Heat Type	04	Forced Air-Duc	Effective Year Built		1965
AC Type	03	Central	Depreciation Code		2012
Bedrooms	4		Remodel Rating		R
Full Baths	4		Year Remodeled		
Half Baths	1		Depreciation %		9
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens			Condition %		
Fireplaces	1		Percent Good		91
Extra Openings	1		Cns Sect Rcnld		1,002,300
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1082		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
GNR	GENERATOR	L	1	12400.00	2020	E	100	C	1.00	12,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,352	2,352	2,352	230.27	541,583
BSM	Basement	0	1,082	216	45.97	49,737
CTH	Cathedral Ceiling	0	698	70	23.09	16,119
DCK	Deck	0	140	14	23.03	3,224
FEP	Finished Enclosed Porch	0	192	115	137.92	26,480
FGR	Garage	0	728	291	92.04	67,007
FHS	Finished Half Story	364	728	364	115.13	83,816
FUS	Finished Upper Story	1,152	1,152	1,152	230.27	265,265
PTO	Patio	0	785	39	11.44	8,980
Ttl Gross Liv / Lease Area		3,868	7,857	4,613		1,062,211

