

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
GREENAN MELANIE			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	473,100	473,100	
60 FORTUNE LN				0 Light		RES LAND	1010	350,500	350,500	
						RESIDNTL	1010	31,500	0	
SUPPLEMENTAL DATA										
DUXBURY MA 02332			Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1996 Total Acres .932 Chapter Lan	Cyclical 2 Exemption W District Res Exem						VISION
			GIS ID F_860289_2835579	Assoc Pid#	Total 855,100 823,600					

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
GREENAN MELANIE	49214 0287	11-22-2017	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CHO MICHAEL H	38779 0090	07-29-2010	Q	I	491,975	00	2023	1010	364,200	2022	1010	334,700	2021	1010	304,600
SOLDI ANTHONY J	26119 0002	08-08-2003	Q	I	520,000	00		1010	364,400		1010	300,300		1010	252,000
TWOMBLY WILLIAM D	18438 0206	04-14-2000	Q	I	359,900	00		1010	0		1010	0		1010	0
BUTLER THOMAS B	10718 0277	01-27-1992	Q	V	196,750	00	Total 728,600 Total 635,000 Total 556,600								

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

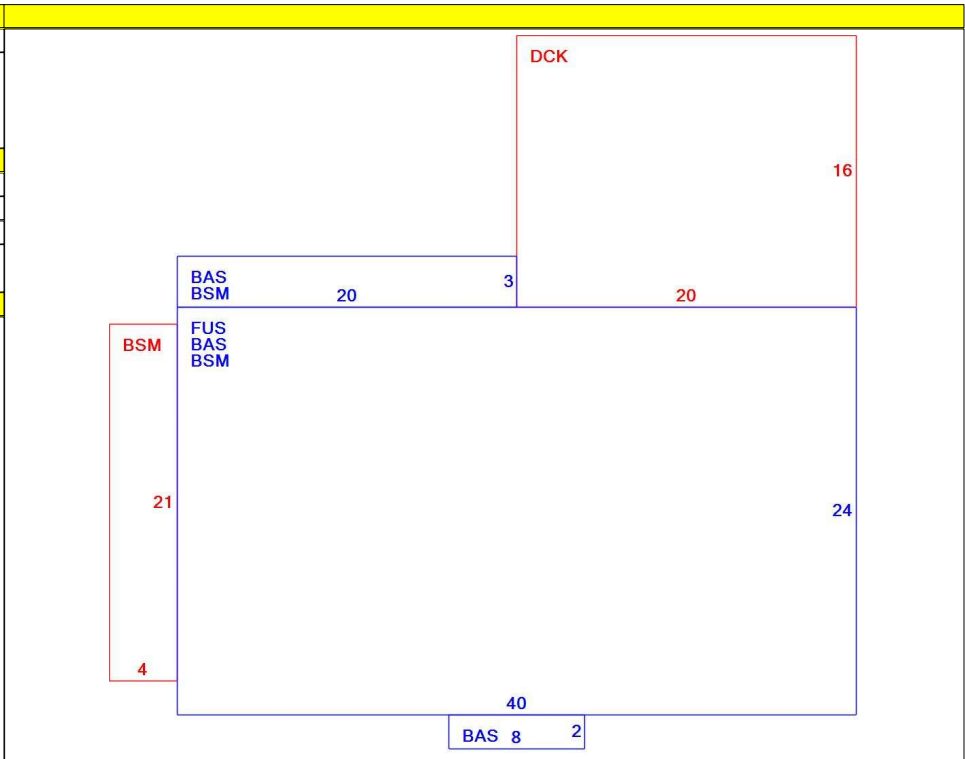
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRaised VALUE SUMMARY	
Appraised Bldg. Value (Card)	473,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	31,500
Appraised Land Value (Bldg)	350,500
Special Land Value	0
Total Appraised Parcel Value	855,100
Valuation Method	C
Total Appraised Parcel Value	855,100

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
2013-213	08-28-2013	MS	Miscellaneous	18,000	07-14-2014	100		INSTALL SOLAR ELECTRIC PA	07-14-2014	JLF	5		01	Measure - No Entry
173	10-06-2011	MN	Maintenance	5,300		100		ROOF	04-12-2013	VGS			20	Field Review
15191	11-02-1998	NC	New Construct	2,000	10-13-2000	100		8X10 UTILITY SHED	11-17-2010	KP		1	00	Measure & Listed
12058	10-08-1991	NC	New Construct	128,500	01-06-1993	100		2STY COL W/GAR UND/D						

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	SLOPE EASEMENT "D"- NOT		1.0000	350,000	
1	1010	Single Family	RC	Residual	0.014 AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	500	
Total Card Land Units					0.93 AC	Parcel Total Land Area					0.93	Total Land Value				350,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1104	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	11	Clapboard			B S
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			
Interior Floor 2			Net Other Adj		509,376
Heat Fuel	02	Oil	Replace Cost		47,270
Heat Type	05	Hot Water	Year Built		556,646
AC Type	01	None	Effective Year Built		1991
Bedrooms	4		Depreciation Code		2006
Full Baths	3		Remodel Rating		G
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		15
Total Rooms	8		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		85
Gas Fireplaces	0		Cns Sect Rcnld		473,100
Sq Ft Fin Bsmt	500		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1104		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
SLR	Solar Panels	L	21	1050.00	2014	A	70	C	1.00	31,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,036	1,036	1,036	226.49	234,644
BSM	Basement	0	1,104	221	45.34	50,054
DCK	Deck	0	320	32	22.65	7,248
FUS	Finished Upper Story	960	960	960	226.49	217,430
Ttl Gross Liv / Lease Area		1,996	3,420	2,249		509,376

