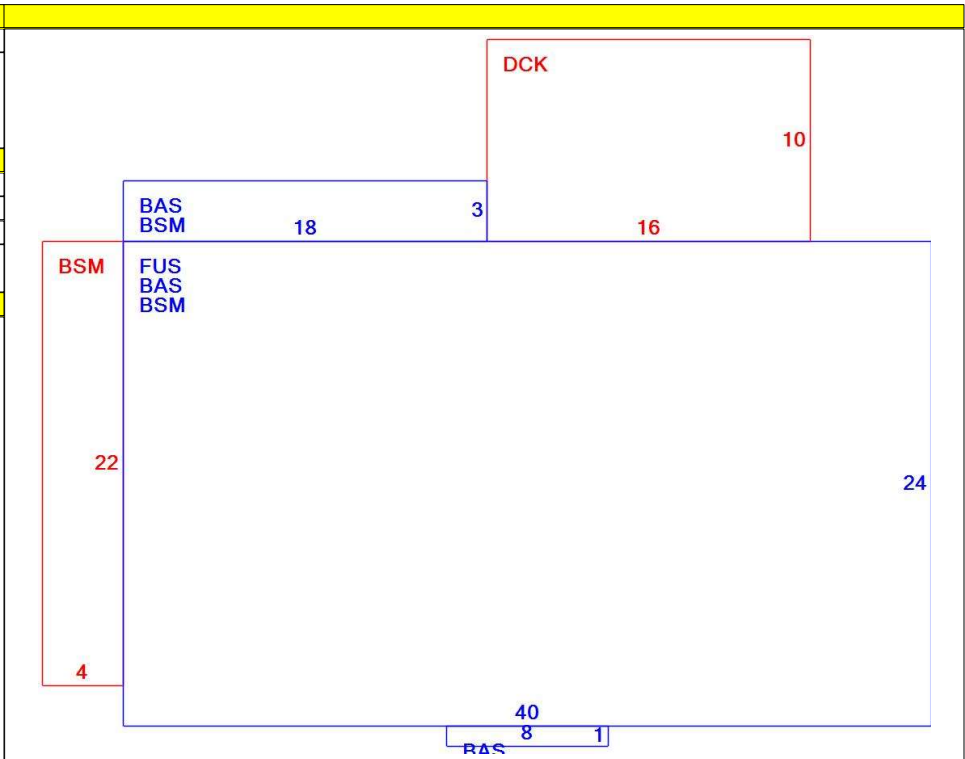


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA						
AVITABILE LOUIS TT 40 FORTUNE LN REALTY TRUST 25 DANBURY RD			0 Water 0 No Sewer	0 Cul-De-Sac 0 Paved 0 Light	0 Average 0 Average	Description	Code	Appraised	Assessed			VISION				
WEYMOUTH MA 02191		SUPPLEMENTAL DATA			RESIDENTL RES LAND	1010 1010	461,200 350,600	461,200 350,600	Total 811,800 811,800							
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1982 Total Acres .935 Chapter Lan GIS ID F_860157_2835426		Cyclical 2 Exemption W District Res Exem Assoc Pid#			PREVIOUS ASSESSMENTS (HISTORY)											
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
AVITABILE LOUIS TT		45999 0186	09-01-2015	U	I	1	1A									
AVITABILE ROBERT		26152 0275	08-12-2003	Q	I	545,000	00	2023	1010	352,900	2022	1010	323,600	2021	1010	293,700
O'SULLIVAN BETTY ANN		10516 0233	10-03-1991	Q	I	182,500	00		1010	364,700		1010	300,600		1010	252,000
Total								Total		717,600	Total		624,200	Total		545,700
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																
Nbhd		Nbhd Name		B		Tracing		Batch								
0050																
NOTES																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result		
11942	06-26-1991	NC	New Construct	129,700	03-24-1992	100		2STY COL W/GAR UND/D	04-12-2013 09-29-2007	VGS BSB		1	20 00	Field Review 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	EASEMENT "A" FOR LOT 5	1.0000	8.75	350,000	
1	1010	Single Family	RC	Residual	0.017 AC	35,000.00	1.00000	5	1.00	0050	1.000	EASEMENT "A" FOR LOT 5	1.0000	0.80	600	
Total Card Land Units					0.94 AC	Parcel Total Land Area					0.94	Total Land Value			350,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1102	
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					B
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			506,215
Interior Floor 2			Net Other Adj		36,359
Heat Fuel	02	Oil	Replace Cost		542,573
Heat Type	05	Hot Water	Year Built		1991
AC Type	01	None	Effective Year Built		2006
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
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		461,200
Sq Ft Fin Bsmt	319		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1102		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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,022	1,022	1,022	228.23	233,251	
BSM	Basement	0	1,102	220	45.56	50,211	
DCK	Deck	0	160	16	22.82	3,652	
FUS	Finished Upper Story	960	960	960	228.23	219,101	
Ttl Gross Liv / Lease Area		1,982	3,244	2,218		506,215	



40 FORTUNE LN

