

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
FOTIADES ALEXANDRA TT ALEXANDRA M FOTIADES TRUST 92 BARNACLE DRIVE MARSTONS MIL MA 02648		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	486,900	486,900	
		SUPPLEMENTAL DATA		0	Light			RES LAND	1010	350,700	350,700	
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2248 Total Acres .92 Chapter Lan GIS ID F_860509_2834950		Cyclical 2 Exemption W District Res Exem Assoc Pid#				RESIDNTL	1010	8,700	8,700	
						Total				846,300	846,300	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FOTIADES ALEXANDRA TT	49867	0003	05-31-2018	Q	I	595,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
RJML ENTERPRISE LLC	49138	0051	11-03-2017	U	I	410,000	1	2023	1010	369,800	2022	1010	338,100	2021	1010	304,800
BAUER LEROY F & JOYCE R TT, LJ BAU	42914	0259	04-10-2013	U	I	100	1A		1010	364,700		1010	300,600		1010	250,500
BAUER LEROY F	3827	0305	10-16-1972	U	I	0	1		1010	6,300		1010	6,300		1010	3,500
		Total						Total		740,800	Total		645,000	Total		558,800

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)									486,900
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									8,700
Appraised Land Value (Bldg)									350,700
Special Land Value									0
Total Appraised Parcel Value									846,300
Valuation Method									C
Total Appraised Parcel Value									846,300

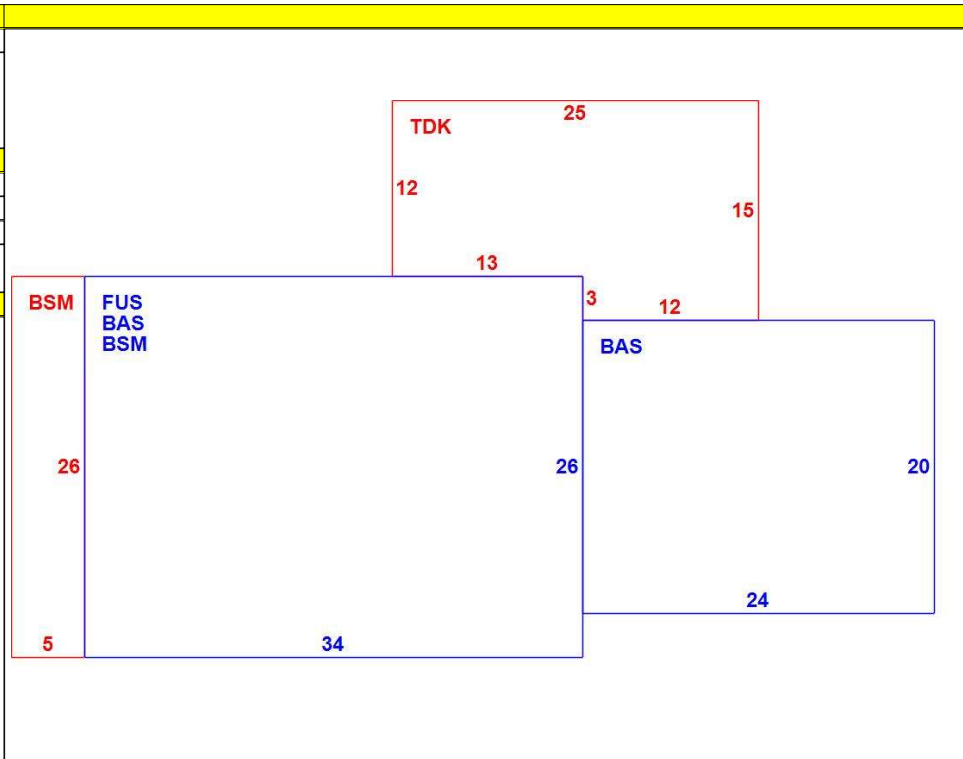
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
2018-192	05-22-2018	RM	Remodel	15,000	06-25-2020	100	05-24-2018	ADD 150' TO EXISTING DECK,		06-25-2020	SJT	5		20	Field Review
										04-09-2018	SJD	9		01	Measure - No Entry
										04-12-2013	VGS			20	Field Review
										09-04-2007	BSB		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	40,075	SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,700
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			350,700

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description				
Style	03	Colonial	Bsmt Area	1014					
Model	01	Residential	Bsmt Type	04					
Grade	06	Good	Unfin Area	0.00	Full				
Stories	2								
Occupancy	1								
Exterior Wall 1	14	Wood Shingle							
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	04	Forced Air-Duc							
AC Type	01	None							
Bedrooms	5								
Full Baths	2								
Half Baths	1								
Extra Fixtures	0								
Total Rooms	9								
Bath Style	02	Average							
Kitchen Style	02	Average							
Extra Kitchens	0								
Fireplaces	1								
Extra Openings	0								
Gas Fireplaces	0								
Sq Ft Fin Bsmt	0								
FBM Quality									
Foundation	06	Poured Conc							
Bsmt Garage	2								
Bsmt Area	1014								

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

COST / MARKET VALUATION				
Net Other Adj			541,387	
Replace Cost			24,795	
Year Built			1970	
Effective Year Built			2007	
Depreciation Code			E	
Remodel Rating				
Year Remodeled				
Depreciation %			14	
Functional Obsol				
External Obsol				
Trend Factor			1.000	
Condition				
Condition %				
Percent Good			86	
Cns Sect Rcnld			486,900	
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
GNR	GENERATOR	L	1	12400.00	2007	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,364	1,364	1,364	217.86	297,164
BSM	Basement	0	1,014	203	43.62	44,226
FUS	Finished Upper Story	884	884	884	217.86	192,590
TDK	Trex Deck	0	336	34	22.05	7,407
Ttl Gross Liv / Lease Area		2,248	3,598	2,485		541,387

