

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
FONTAINE GEORGE O TT			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
FONTAINE JUSTINE A TT			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	192,300	192,300	
228 OLD CORDWOOD PATH				0 Medium		RES LAND	1010	371,800	371,800	
<b>SUPPLEMENTAL DATA</b>										
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1228 Total Acres 1.542 Chapter Lan		Cyclical 3 Exemption W District Res Exem		RESIDNTL	1010	41,100	41,100	<b>VISION</b>
		GIS ID F_871466_2851960		Assoc Pid#		Total		605,200	605,200	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MARTINEZ JEANNE S		57853 268	04-25-2023	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
FONTAINE GEORGE O TT		9698 0182	04-12-1990	U	I	1	1	2023	0101	172,500	2022	0101	156,400	2021	0101	140,400
									0101	405,200		0101	334,600		0101	284,200
									0101	23,100		0101	23,100		0101	23,100
									0601	700		0601	700		0601	500
								Total		601,500	Total		514,800	Total		448,200

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				

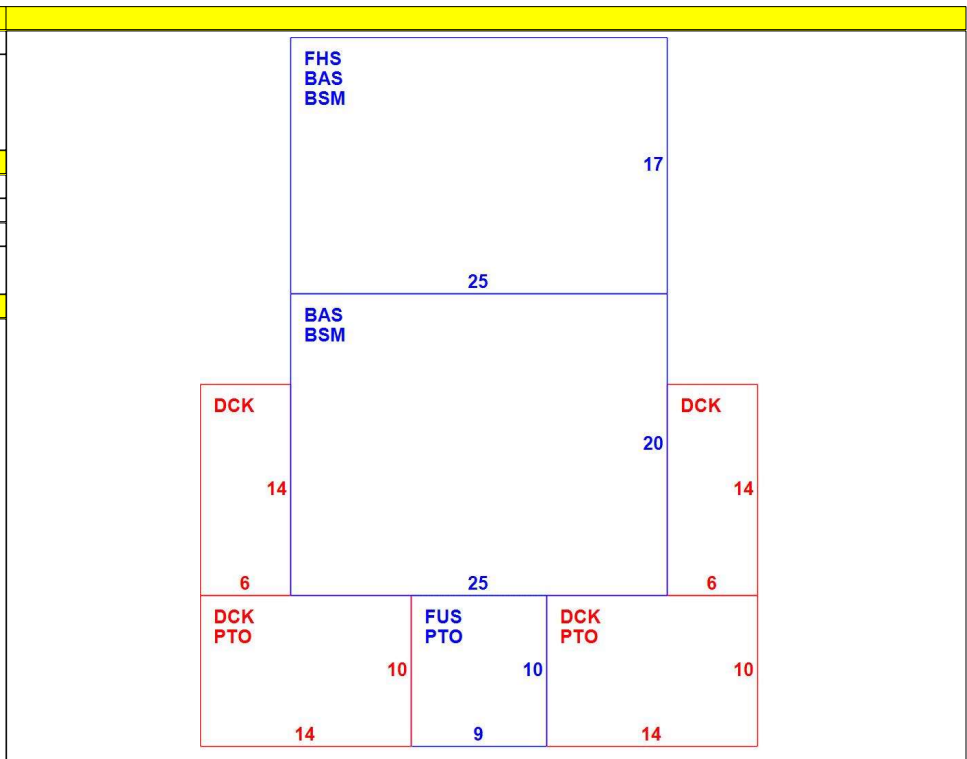
NOTES										

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
QPO-23-26	09-01-2023	MN	Maintenance	10,690		100		REPLACE 2 PATIO DOORS		01-01-2018	AO	3		99	Vacant Land
14962	05-27-1998	NC	New Construct	2,400	11-05-1998	100		8X12 UTILITY BLDING		04-12-2013	VGS			20	Field Review
13900	11-14-1995	MN	Maintenance		05-30-1996	100		INSTAL CABOT STOVE		05-31-2008	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	PD	Primary	40,000	SF	8.75	1.00000	5	1.00	0050	1.000			1.0000	8.75	350,000	
1	1010	Single Family		Residual	0.624	AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.80	21,800	
Total Card Land Units					1.54	AC	Parcel Total Land Area					1.54	Total Land Value					371,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	925	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area		Full
Stories	1.5				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	12	Cedar Or Redwd	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt			Factor%
Interior Wall 1	05	Drywall	Condo Flr		
Interior Wall 2			Condo Unit		
Interior Floor 1	12	Hardwood	<b>COST / MARKET VALUATION</b>		
Interior Floor 2			Net Other Adj		243,430
Heat Fuel	02	Oil	Replace Cost		27,430
Heat Type	05	Hot Water	Year Built		1974
AC Type	01	None	Effective Year Built		1992
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %		29
Total Rooms	4		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens			Condition		
Fireplaces	1		Condition %		
Extra Openings	1		Percent Good		71
Gas Fireplaces			Cns Sect Rcnld		192,300
Sq Ft Fin Bsmt	192		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	1		Misc Imp Ovr Comment		
Bsmt Area	925		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
SPL1	Ing Pool - Ave	L	800	64.00	1980	A	70	C	1.00	35,800
SHD1	Shed	L	96	21.00	1998	A	70	C	1.00	1,400
SHD1	Shed	L	48	21.00	1975	A	70	C	1.00	700
SHD1	Shed	L	48	21.00	2000	A	70	C	1.00	700
SHD1	Shed	L	96	21.00	2000	A	70	C	1.00	1,400
PTO	Patio	L	100	15.00	2000	A	70	C	1.00	1,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	925	925	925	164.81	152,453
BSM	Basement	0	925	185	32.96	30,491
DCK	Deck	0	448	45	16.55	7,417
FHS	Finished Half Story	213	425	213	82.60	35,105
FUS	Finished Upper Story	90	90	90	164.81	14,833
PTO	Patio	0	370	19	8.46	3,131
Ttl Gross Liv / Lease Area		1,228	3,183	1,477		243,430



228 OLD CORDWOOD PATH

