

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FARGO SARA H			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
12 RACHELS LN			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	408,000	408,000
DUXBURY MA 02332		SUPPLEMENTAL DATA			0 Medium	RES LAND	1010	357,900	357,900
Alt Prcl ID		Cyclical 5							
Scnd Home		Exemption							
Tax Class T		W							
Tot Fin Area 1498		District							
Total Acres .234		Res Exem							
Chapter Lan									
GIS ID F_873667_2846604		Assoc Pid#							
							Total	765,900	765,900

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FARGO SARA H		18380 0280	03-27-2000	Q	I	285,000	00	Year	Code	Assessed	Year	Code	Assessed
PAINE STREET CORP NOM BOSTON FIV		10371 0003	10-28-1992	U	I	1,850,000	1L	2023	1010	303,500	2022	1010	252,500
									1010	381,900		1010	240,200
								Total		685,400	Total		492,700
								Total			Total		504,900

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

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	408,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	357,900
Special Land Value	0
Total Appraised Parcel Value	765,900
Valuation Method	C
Total Appraised Parcel Value	765,900

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			

NOTES	
7/2/19 Homeowner stated BP-19-116 is not being done. SJT	

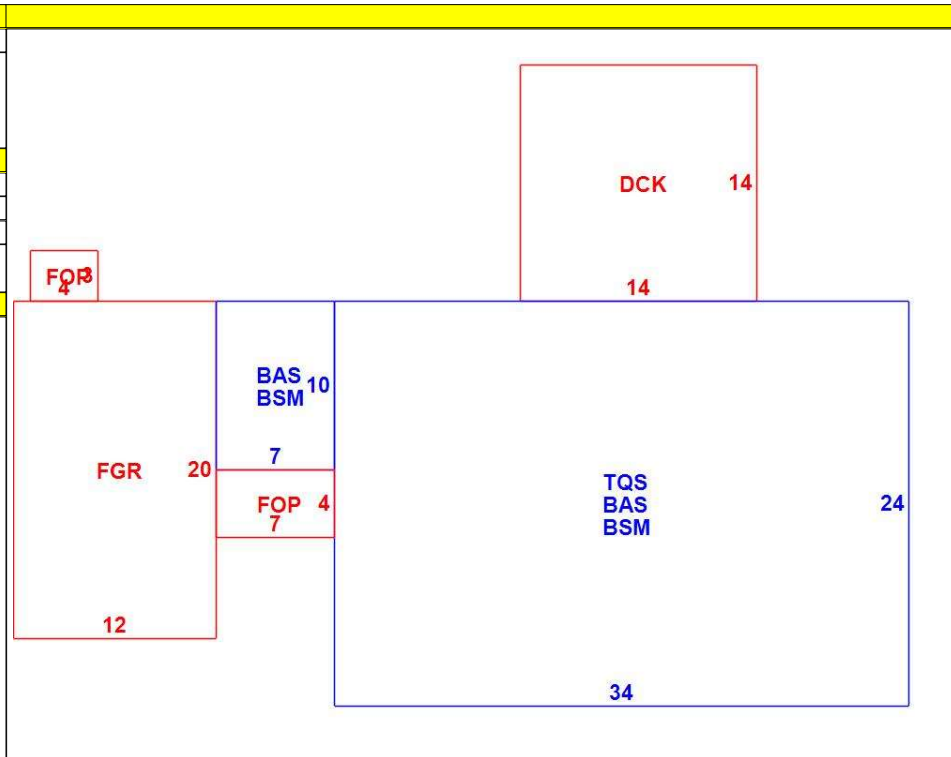
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
12361	06-04-1992	NC	New Construct	94,000	01-01-1993	100		2STY 24X34 POR DECK	06-24-2020	SJT	5		20	Field Review
									07-02-2019	SJT	5		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									04-07-2001	KP		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	10,189 SF	26.19	1.00000	5	1.00	0060	1.341		1.0000	35.13	357,900	
Total Card Land Units					0.23 AC	Parcel Total Land Area					0.23	Total Land Value				357,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	886	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	02	Shed			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	2				
Full Baths	1				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	6				
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	0				
Bsmt Area	886				

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

COST / MARKET VALUATION	
Net Other Adj	464,744
Replace Cost	15,225
Year Built	479,969
Effective Year Built	1992
Depreciation Code	2006
Remodel Rating	G
Year Remodeled	
Depreciation %	15
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	85
Cns Sect Rcnd	408,000
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	886	886	886	258.62	229,139	
BSM	Basement	0	886	177	51.67	45,776	
DCK	Deck	0	196	20	26.39	5,172	
FGR	Garage	0	240	96	103.45	24,828	
FOP	Open Porch	0	40	6	38.79	1,552	
TQS	Three Quarter Story	612	816	612	193.97	158,277	
Ttl Gross Liv / Lease Area		1,498	3,064	1,797		464,744	

