

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FINE JOSHUA E			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
FINE BROOKE B			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	686,000	686,000
7 MERRY AVE		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	509,400	509,400	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2166 Total Acres 1.692 Chapter Lan GIS ID F_874213_2843868			Cyclical 5 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	23,100	23,100
						Total		1,218,500	1,218,500

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
FINE JOSHUA E	56139 314	12-08-2021	Q	I	1,330,000	00	2023	1010	546,400	2022	1010	510,300	2021	1010	209,400
BELLINGER KAREN D TT KAREN D BELL	55524 304	08-23-2021	U	I	100	1A		1010	497,600		1010	496,100		1010	309,900
BELLINGER KAREN D	51955 288	11-15-2019	U	I	405,000	1		1010	17,400		1010	9,700		1010	9,700
LAUZON ALICE A	12300 99	10-18-1993	U	I	1	1A	Total	1,061,400	Total	1,016,100	Total	529,000			

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)	686,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	23,100
Appraised Land Value (Bldg)	509,400
Special Land Value	0
Total Appraised Parcel Value	1,218,500
Valuation Method	C
Total Appraised Parcel Value	1,218,500

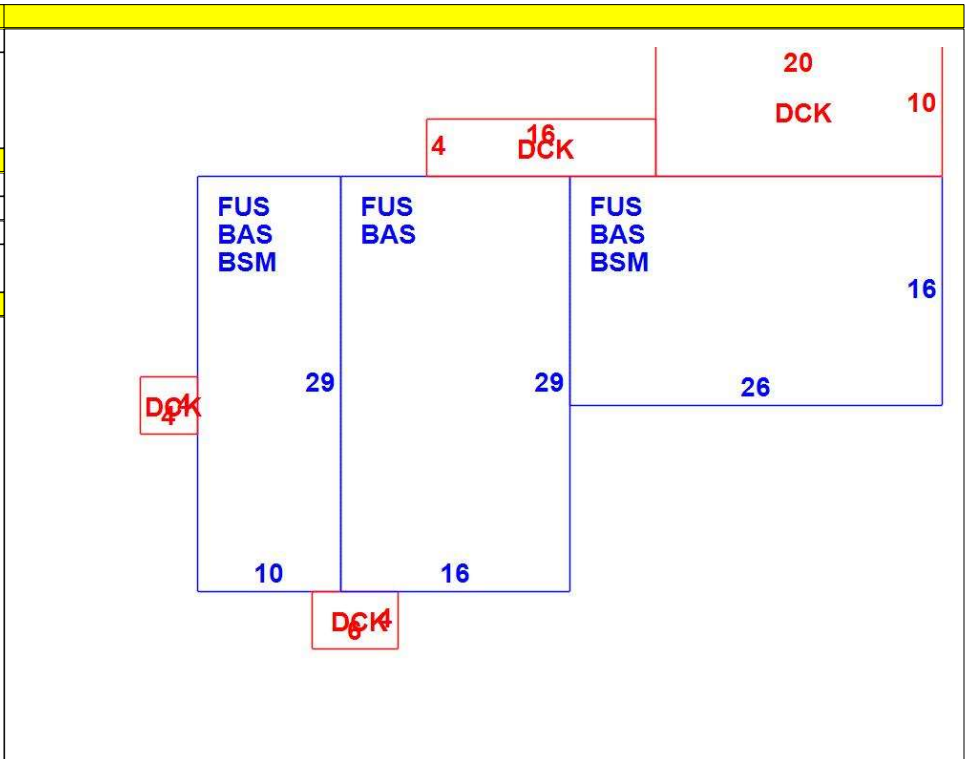
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0070				

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
BPO-23-237	08-02-2023	BP	Bldg Permit	36,500		0		INSTALL 13X17 PRE FAB SPA/P	03-15-2021	SJT	5		00	Measure & Listed
BPO-21-165	04-23-2021	BP	Bldg Permit	10,000	03-15-2021	100	04-28-2021	Construct ba new deck 10x20. S	09-03-2020	SJT	5		20	Field Review
BPO-20-180	12-14-2020	RM	Remodel	140,000	03-15-2021	100		In conj with BP-19-395, roof & in	06-10-2020	SJT	5		20	Field Review
BP-19-395	11-25-2019	RM		100,000	03-15-2021	100		Replace Sheetrock, windows & d	05-06-2020	SJT	5		05	Measure - Under Construct
									04-12-2013	VGS			20	Field Review
									03-04-2008	BSB			01	Measure - No Entry

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	0070	1.389		1.0000	12.16	486,200
1	1010	Single Family	RC	Residual	0.459	AC	35,000.00	1.00000	5	1.00	0070	1.389		1.0000	1.12	22,300
1	1010	Single Family	WP	Undevelop	0.315	AC	2,000.00	1.00000	0	1.00	0070	1.389		1.0000	0.07	900
Total Card Land Units					1.69	AC	Parcel Total Land Area					1.69	Total Land Value			509,400

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description		Element	Cd	Description	
Style	00	Gambrel		Bsmt Area	706		
Model	01	Residential		Bsmt Type	04		
Grade	09	Custom		Unfin Area	0.00	Full	
Stories	2.0						
Occupancy	1			<b>CONDO DATA</b>			
Exterior Wall 1	14	Wood Shingle		Parcel Id		C	Owne
Exterior Wall 2						B	S
Roof Structure	07	Gambrel		Adjust Type	Code	Description	Factor%
Roof Cover	03	Asphalt		Condo Flr			
Interior Wall 1	05	Drywall		Condo Unit			
Interior Wall 2				<b>COST / MARKET VALUATION</b>			
Interior Floor 1	12	Hardwood					
Interior Floor 2				Net Other Adj		750,845	
Heat Fuel	03	Gas		Replace Cost		37,715	
Heat Type	10	Hydro-Air		Year Built		788,559	
AC Type	03	Central		Effective Year Built		1914	
Bedrooms	4			Depreciation Code		2008	
Full Baths	2			Remodel Rating		R	
Half Baths	1			Year Remodeled			
Extra Fixtures	0			Depreciation %		13	
Total Rooms	8			Functional Obsol			
Bath Style	03	Modern		External Obsol			
Kitchen Style	03	Modern		Trend Factor		1.000	
Extra Kitchens	0			Condition			
Fireplaces	0			Condition %			
Extra Openings	0			Percent Good		87	
Gas Fireplaces	0			Cns Sect Rcnld		686,000	
Sq Ft Fin Bsmt	294			Dep % Ovr			
FBM Quality	04	Above Average		Dep Ovr Comment			
Foundation	06	Poured Conc		Misc Imp Ovr			
Bsmt Garage	0			Misc Imp Ovr Comment			
Bsmt Area	706			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
FGR1	Garage - 1 Sto	L	440	52.00	1981	F	55	C	1.00	12,600
GNR	GENERATOR	L	1	12400.00	2022	G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,170	1,170	1,170	299.02	349,856
BSM	Basement	0	706	141	59.72	42,162
DCK	Deck	0	304	30	29.51	8,971
FUS	Finished Upper Story	1,170	1,170	1,170	299.02	349,856
Ttl Gross Liv / Lease Area		2,340	3,350	2,511		750,845

