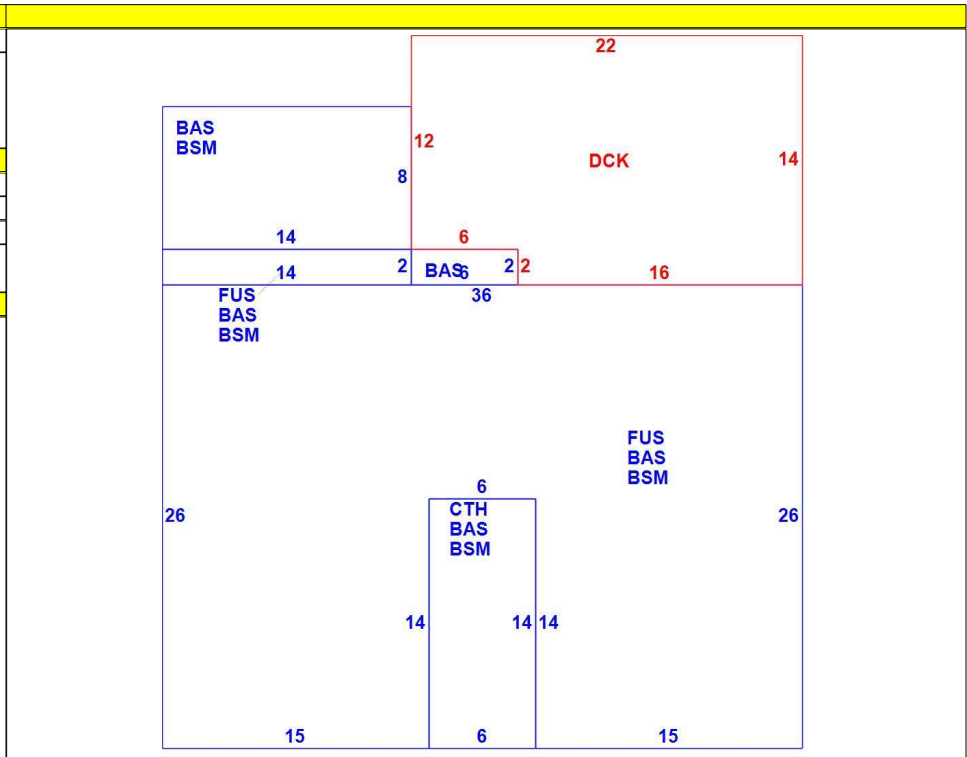


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA								
FELLOWS, AARON C SHANNON E FELLOWS 46 SCHOOL ST DUXBURY MA 02332				0 Water 0 No Sewer		0 Two-Way 0 Paved 0 Medium		0 Average 0 Average		Description	Code	Appraised	Assessed									
										RESIDENTL	1010	545,500	545,500	VISION								
										RES LAND	1010	472,200	472,200									
SUPPLEMENTAL DATA																						
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1968 Total Acres .978 Chapter Lan GIS ID F_868238_2833808						Cyclical 6 Exemption W District Res Exem Assoc Pid#																
										Total		1,017,700	1,017,700									
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
FELLOWS, AARON C GARRETT STEPHEN P GODWIN ADAM M EVANS KATHLEEN L SHORESIDE RLTY TRUST		52787 41 35970 0295 20452 0133 15828 0057 14563 0331		05-21-2020 05-15-2008 08-30-2001 01-23-1998 08-05-1996		Q I Q I Q I U V Q V				660,000 00 610,000 00 434,000 00 249,000 1 112,000 00				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
														2023	1010	418,800	2022	1010	384,600	2021	1010	342,500
															1010	506,800		1010			1010	311,300
														Total		925,600	Total		706,600	Total		653,800
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														
0060																						
NOTES																						
														Appraised Bldg. Value (Card) 545,500								
														Appraised Xf (B) Value (Bldg) 0								
														Appraised Ob (B) Value (Bldg) 0								
														Appraised Land Value (Bldg) 472,200								
														Special Land Value 0								
														Total Appraised Parcel Value 1,017,700								
														Valuation Method C								
														Total Appraised Parcel Value 1,017,700								
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-20-84 2014-9 14179	08-24-2020 01-07-2014 08-13-1996	MN RM NC	Maintenance Remodel New Construct	3,221 40,000 114,000		100 100 100	09-18-2020	Insulation. REMODEL KITCHEN 2 STRY DWEL W/GAR		04-21-2021 08-04-2014 04-12-2013 07-16-2009	SJD JLF VGS KP	9 5 1 1	1 1 1 1	07 01 20 00	Measure - Info @ Door Measure - No Entry 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	0060	1.341			1.0000		11.74	469,400					
1	1010	Single Family	RC	Residual	0.060 AC	35,000.00	1.00000	5	1.00	0060	1.341			1.0000		1.07	2,800					
Total Card Land Units					0.98 AC	Parcel Total Land Area					0.98	Total Land Value					472,200					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1076	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	468				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	1076				

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

COST / MARKET VALUATION	
Net Other Adj	578,383
Replace Cost	48,640
Year Built	627,024
Effective Year Built	1996
Depreciation Code	2008
Remodel Rating	G
Year Remodeled	
Depreciation %	13
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	87
Cns Sect Rcnld	545,500
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	1,088	1,088	1,088	260.42	283,333
BSM	Basement	0	1,076	215	52.03	55,989
CTH	Cathedral Ceiling	0	84	8	24.80	2,083
DCK	Deck	0	296	30	26.39	7,812
FUS	Finished Upper Story	880	880	880	260.42	229,166
Ttl Gross Liv / Lease Area		1,968	3,424	2,221		578,383

