

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
FABRIZIO STEPHEN D TT		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
LEDEST REALTY TRUST		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	862,500	862,500	
630 TREMONT ST				0	Heavy			RES LAND	1010	496,600	496,600	
DUXBURY MA 02332		SUPPLEMENTAL DATA						RESIDNTL	1010	385,100	385,100	
Alt Prcl ID		Cyclical		6								
Scnd Home		Exemption										
Tax Class T		W										
Tot Fin Area 3957		District										
Total Acres 1.498		Res Exem										
Chapter Lan												
GIS ID F_874322_2835955		Assoc Pid#										
									Total	1,744,200	1,744,200	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FABRIZIO STEPHEN D TT	50985	0331	04-09-2019	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
FABRIZIO STEPHEN D	49717	0122	04-23-2018	U	I	100	1A	2023	1010	651,500	2022	1010	594,400	2021	1010	498,900
FABRIZIO DAWN M TT	26829	0039	10-20-2003	U	I	1	1F		1010	533,000		1010	338,700		1010	326,700
FABRIZIO STEPHEN D	17316	0230	04-02-1999	Q	I	241,900	00		1010	227,100		1010	227,100		1010	227,100
BEAR RLTY TRUST	17136	0052	02-09-1999	Q	I	169,500	00	Total		1,411,600	Total		1,160,200	Total		1,052,700

EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor					
									Appraised Bldg. Value (Card)					862,500
Total			0.00						Appraised Xf (B) Value (Bldg)					0

ASSESSING NEIGHBORHOOD		B		Tracing		Batch	
Nbhd	Nbhd Name						
0060							

NOTES										VISIT / CHANGE HISTORY					
										Date	Id	Type	Is	Cd	Purpose/Result
										10-07-2020	SJT	10		20	Field Review
										04-12-2013	VGS			20	Field Review
										05-07-2012	KP	5		09	Total Refusal
										10-14-2005	KP		4	00	Measure & Listed
										Total Appraised Parcel Value					1,744,200

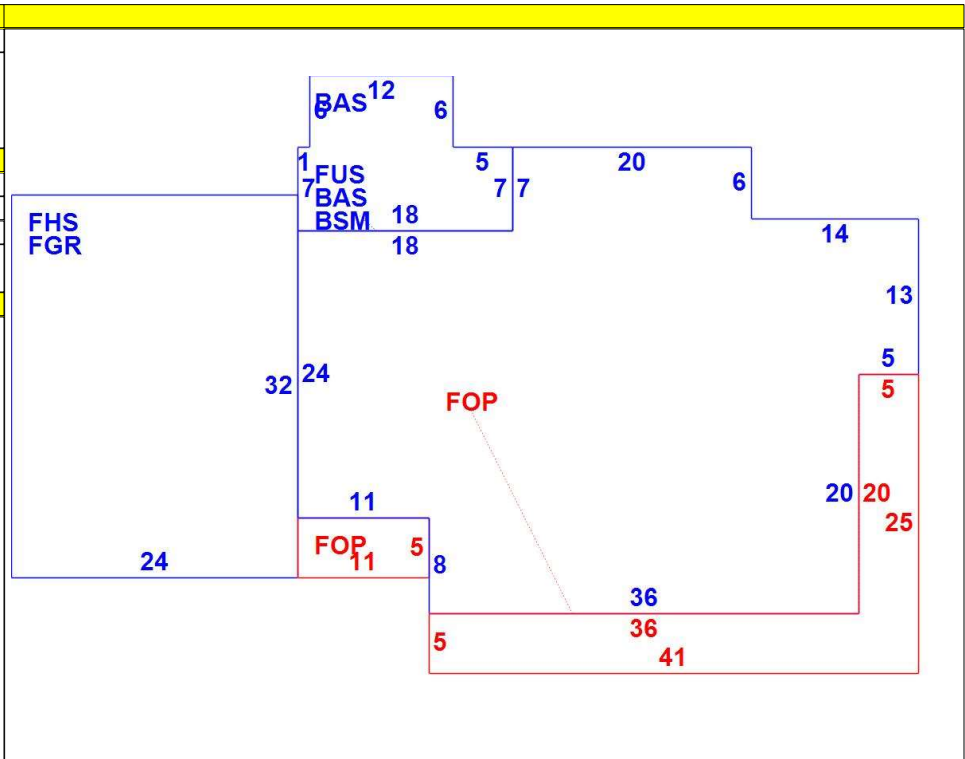
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
4	01-09-2012	NC	New Construct	165,000	05-07-2012	100		1.5STYB 30X54&24X24U		10-07-2020	SJT	10		20	Field Review
247	12-07-2011	MS	Miscellaneous	40,000	05-07-2012	100		19X38X31X16LPOOL		04-12-2013	VGS			20	Field Review
355	08-20-2002	RM	Remodel	10,000		100		CHANGE ADD FL PLAN		05-07-2012	KP	5		09	Total Refusal
440	10-30-2001	AD	Addition	185,000	05-20-2004	100		ADD & PORCH		10-14-2005	KP		4	00	Measure & Listed
1990129	04-12-1999	RM	Remodel	2,500	06-26-2000	100		CNVRT G TO SNG FMLY							

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	0.580	AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.08	27,200
Total Card Land Units					1.50	AC	Parcel Total Land Area					1.50	Total Land Value		496,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1630	
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					
Roof Structure	04	Hip			
Roof Cover	03	Asphalt			
Interior Wall 1	03	Plaster			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	04	Unit/Ac			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	9				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1630				

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

COST / MARKET VALUATION			
Net Other Adj		921,596	
Replace Cost		26,240	
Year Built		947,837	
Effective Year Built		2002	
Depreciation Code		2012	
Remodel Rating		E	
Year Remodeled			
Depreciation %	9		
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		91	
Cns Sect Rcnld		862,500	
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
SHD1	Shed	L	99	21.00	1980	A	70	C	1.00	1,500
SHD1	Shed	L	80	21.00	1980	A	70	C	1.00	1,200
SHD1	Shed	L	120	21.00	1980	A	70	C	1.00	1,800
BRN5	Barn - 2 Story	L	3,294	69.00	2012	G	85	B	1.50	289,800
SPL2	Ing Pool-Good	L	1,200	89.00	2011	G	85	C	1.00	90,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,828	1,828	1,828	203.49	371,976
BSM	Basement	0	1,630	326	40.70	66,337
FGR	Garage	0	768	307	81.34	62,471
FHS	Finished Half Story	384	768	384	101.74	78,139
FOP	Open Porch	0	360	54	30.52	10,988
FUS	Finished Upper Story	1,630	1,630	1,630	203.49	331,685
Ttl Gross Liv / Lease Area		3,842	6,984	4,529		921,596



630 TREMONT ST