

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CANTWELL JAMES M			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
CANTWELL KRISTEN W			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	491,000	491,000	
30 FLINT LOCKE DR		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	350,000	350,000	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3456 Total Acres .918 Chapter Lan GIS ID F_869788_2832117			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	10,800	10,800	
						Total		851,800	851,800	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
CANTWELL JAMES M		56345 333	01-21-2022	Q	I	906,000	00	Year	Code	Assessed	Year	Code	Assessed		
FITZGERALD ROBERT G & FITZGERALD		52305 41	02-03-2020	U	I	1	1A	2023	1010	399,800	2022	1010	341,700		
FITZGERALD ROBERT G		5381 0145	06-22-1983	Q	I	160,000	00		1010	475,100		1010	401,600		
									1010	7,700		1010	7,700		
								Total		882,600	Total		751,000	Total	655,400

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			
Total			0.00					Appraised Bldg. Value (Card) 491,000				
								Appraised Xf (B) Value (Bldg) 0				
								Appraised Ob (B) Value (Bldg) 10,800				
								Appraised Land Value (Bldg) 350,000				
								Special Land Value 0				
								Total Appraised Parcel Value 851,800				
								Valuation Method C				
								Total Appraised Parcel Value 851,800				

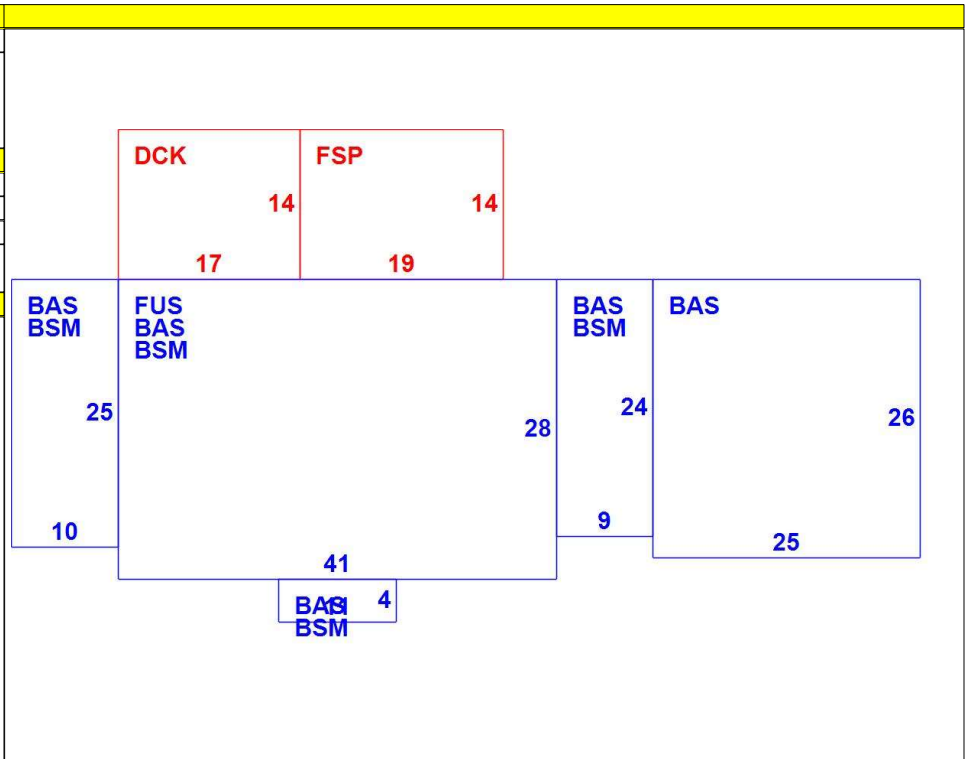
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
QPO-22-27	11-02-2022	MN	Maintenance	11,062		100		Weatherization and air sealing	05-26-2022	SJD	9		01	Measure - No Entry
11150	03-20-1989	AD	Addition	31,000		100			11-04-2020	SJT	10		20	Field Review
									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	40,004 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,000
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value 350,000			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1658	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
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	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	6				
Full Baths	3				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	12				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	1				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	1658				

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

COST / MARKET VALUATION		
Net Other Adj		657,656
Replace Cost		33,930
Year Built		691,587
Effective Year Built		1965
Depreciation Code		1992
Remodel Rating		A
Year Remodeled		
Depreciation %		29
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		71
Cns Sect Rcnld		491,000
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
SHD1	Shed	L	48	21.00	1986	A	70	C	1.00	700
SHD1	Shed	L	96	21.00	2000	A	70	C	1.00	1,400
GNR	GENERATOR	L	1	12400.00	2019	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,308	2,308	2,308	170.16	392,722
BSM	Basement	0	1,658	332	34.07	56,492
DCK	Deck	0	238	24	17.16	4,084
FSP	Screened Porch	0	266	53	33.90	9,018
FUS	Finished Upper Story	1,148	1,148	1,148	170.16	195,340
Ttl Gross Liv / Lease Area		3,456	5,618	3,865		657,656

