

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FORTUNATO MICHAEL A			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
FORTUNATO ELIZABETH A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	427,400	427,400
78 INDIAN TRL		SUPPLEMENTAL DATA			RES LAND	1010	454,900	454,900	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2236 Total Acres .8 Chapter Lan GIS ID F_873207_2832746			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	900	900
						Total		883,200	883,200

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
FORTUNATO MICHAEL A		16200 0001	05-18-1998	U	I		1 1F	Year	Code	Assessed	Year	Code	Assessed	
								2023	1010	318,200	2022	1010	264,900	
									1010	488,900		1010	313,400	
									1010	600		1010	600	
						Total		807,700	Total		578,900	Total		565,200

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

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)	427,400	
0060					Appraised Xf (B) Value (Bldg)	0	
					Appraised Ob (B) Value (Bldg)	900	
					Appraised Land Value (Bldg)	454,900	
					Special Land Value	0	
					Total Appraised Parcel Value	883,200	
					Valuation Method	C	
					Total Appraised Parcel Value	883,200	

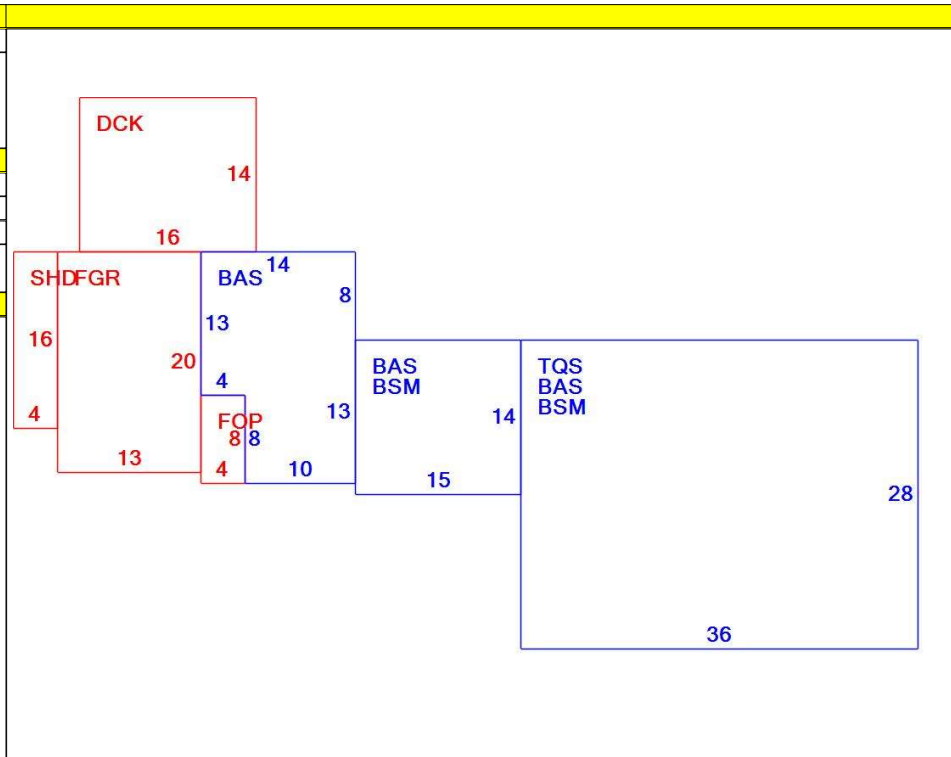
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
13165	05-10-1994	NC	New Construct	3,000		100		REPLACE DK 14X16	04-12-2013 12-04-2006	VGS KP		8	20 00	Field Review Measure & Listed

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	34,848 SF	9.74	1.00000	5	1.00	0060	1.341		1.0000	13.05	454,900
Total Card Land Units					0.80 AC	Parcel Total Land Area					0.80	Total Land Value			454,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1218	
Model	01	Residential	Bsmt Type	00	
Grade	06	Good	Unfin Area	0.00	N/A
Stories	1.75				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	02	Shed			
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	04	Forced Air-Duc			
AC Type	01	None			
Bedrooms	5				
Full Baths	2				
Half Baths	0				
Extra Fixtures	1				
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	0				
FBM Quality					
Foundation	05	Conc Block			
Bsmt Garage	0				
Bsmt Area	1218				

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

COST / MARKET VALUATION	
Net Other Adj	565,423
Replace Cost	20,010
Year Built	585,434
Effective Year Built	1951
Depreciation Code	1994
Remodel Rating	G
Year Remodeled	
Depreciation %	27
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	73
Cns Sect Rcnld	427,400
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	64	21.00	1998	A	70	C	1.00	900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,480	1,480	1,480	214.75	317,823
BSM	Basement	0	1,218	244	43.02	52,398
DCK	Deck	0	224	22	21.09	4,724
FGR	Garage	0	260	104	85.90	22,333
FOP	Open Porch	0	32	5	33.55	1,074
SHD	Attached Shed	0	64	22	73.82	4,724
TQS	Three Quarter Story	756	1,008	756	161.06	162,347
Ttl Gross Liv / Lease Area		2,236	4,286	2,633		565,423



78 INDIAN TRL

