

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FITZPATRICK JOSHUA K			0 Water	0 Two-Way	0 Average	Description RESIDENTL	Code 1020	Appraised 656,700	Assessed 656,700
FITZPATRICK CARA L			0 No Sewer	0 Paved	0 Average				
58 BAY FARM RD		SUPPLEMENTAL DATA							
DUXBURY MA 02332		Alt Prcl ID 082/160.0-0272-0051.		Cyclical Exemption W					
		Scnd Hom		District Res Exem					
		Tax Class T		Assoc Pid#					
		Tot Fin Are 1702							
		Total Acres 0							
		Chapter La							
		GIS ID F_867473_2829998							
						Total	656,700	656,700	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
FITZPATRICK JOSHUA K		45534	0280	05-12-2015	Q	I	420,000	00	Year	Code	Assessed	Year	Code	Assessed
MCCARTY JOHN F & MCCARTY THERESE		20179	0270	07-13-2001	U	I	299,900	1	2023	1020	617,000	2022	1020	524,400
		Total								617,000	Total	524,400	Total	524,400

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				
Nbhd	Nbhd Name	B	Tracing	Batch
0001				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	656,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	656,700
Valuation Method	C
Total Appraised Parcel Value	656,700

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
20000168	05-11-2000	NC	New Construct	154,000	04-30-2002	100		SING FAM TOWN HOUSE	11-17-2020	SJT	10		20	Field Review
									04-25-2016	SJD	9		01	Measure - No Entry
									06-29-2013	SJD	3		30	Quality Control
									05-17-2002	KP		1	00	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	1020	Condo			0.000 AC	0.00	1.00000	0	1.00	0000	1.000		0.0000	0	0	
Total Card Land Units					0.00 AC	Parcel Total Land Area					0.00	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	55	Condominium	AMENITY 1		WO Bsmt
Model	05	Res Condo	Amenity 2	4	
Grade	06	Good	Amenity 3		
Stories	1		CONDO DATA		
Occupancy			Parcel Id	8003	C 8003
Interior Wall 1	05	Drywall		Bay Farm Lk Tus Brk	B 1 S 1
Interior Wall 2			Adjust Type	Code	Description
Interior Floor 1	12	Hardwood	Condo Flr	B2AI	2 Bedroom AI
Interior Floor 2	14	Carpet	Condo Unit	1A	1A
Heat Fuel	03	Gas	COST / MARKET VALUATION		
Heat Type	04	Forced Air-Duc			691,298
AC Type	03	Central	Net Other Adj		46,550
CNS Bedrooms	2		Replace Cost		737,872
Full Baths	3		Year Built		2001
Half Baths	0		Effective Year Built		2010
Extra Fixtures	1		Depreciation Code		G
Total Rooms	6		Remodel Rating		
Bath Style	02	Average	Year Remodeled		
Kitchen Style	02	Average	Depreciation %		11
Kitchen Type	4	Full Eat-In	Functional Obsol		
Kitchen Func	1		External Obsol		
Parking Class	1	None	Trend Factor		1.000
SF Basement	948		Condition		
Bsmt Garage	0		Condition %		
Fireplaces	1		Percent Good		89
Part Bedroom	0		Cns Sect Rcnld		656,700
FBM Quality	05	Living Area	Dep % Ovr		
SF Fin Bsmt	790		Dep Ovr Comment		
Extra Openings	0		Misc Imp Ovr		
Gas Fireplace	0		Misc Imp Ovr Comment		
Parking			Cost to Cure Ovr		
AMENITY 1			Cost to Cure Ovr Comment		
Amenity 2	4	WO Bsmt			

<p>BAS (1,702 sf)</p>
<p>BSM (948 sf)</p>
<p>FGR (316 sf)</p>

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	1,702	1,702	1,702	342.57	583,047
BSM	Basement	0	948	190	68.66	65,088
FGR	Garage	0	316	126	136.59	43,163
Ttl Gross Liv / Lease Area		1,702	2,966	2,018		691,298

