

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
FITZPATRICK KAREN M TT			0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed
FITZPATRICK FAMILY LIVING TRUST			0	No Sewer	0	Paved	0	Average	RESIDNTL	1020	616,600	616,600
59 BAY FARM RD			SUPPLEMENTAL DATA									
DUXBURY MA 02332			Alt Prcl ID	082/160.0-0272-0051.		Cyclical	6					
			Scnd Hom			Exemption						
			Tax Class	T		W						
			Tot Fin Are	1663		District						
			Total Acres	0		Res Exem						
			Chapter La			Assoc Pid#						
			GIS ID	F_867473_2829998				Total		616,600	616,600	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
FITZPATRICK KAREN M TT							47198	0124	07-19-2016	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
FITZPATRICK JOSEPH K							31823	0343	11-30-2005	Q	I	542,500	00	2023	1020	579,500	2022	1020	492,800
ROCHE GERARD P							22110	0158	05-21-2002	Q	I	453,000	00						
DEELEY LEIGH B							20316	0281	08-06-2001	Q	I	337,970	00						
							Total				579,500		Total		492,800		Total		492,800

EXEMPTIONS				OTHER ASSESSMENTS				PREVIOUS ASSESSMENTS (HISTORY)										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor									
			Total				0.00											

ASSESSING NEIGHBORHOOD				PREVIOUS ASSESSMENTS (HISTORY)													
Nbhd	Nbhd Name		B	Tracing		Batch											
0001																	
NOTES																	
										Appraised Bldg. Value (Card)		616,600					
										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		616,600					
										Valuation Method		C					
										Total Appraised Parcel Value		616,600					

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
20000169	05-11-2000	NC	New Construct	154,000	04-30-2002	100		SING FAM TOWN HOUSE		11-17-2020	SJT	10		20	Field Review
										06-29-2013	SJD	3		30	Quality Control
										01-01-2002	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	2	Deck
Model	05	Res Condo	Amenity 2		
Grade	06	Good	Amenity 3		
Stories	1				
Occupancy			CONDO DATA		
Interior Wall 1	05	Drywall	Parcel Id	8003	C 8003 Owne
Interior Wall 2				Bay Farm Lk Tus Brk	B 1 S 1
Interior Floor 1	12	Hardwood	Adjust Type	Code	Description
Interior Floor 2			Condo Flr	B2AC	2 Bedroom AC
Heat Fuel	03	Gas	Condo Unit	2A	2A
Heat Type	04	Forced Air-Duc			Factor%
AC Type	03	Central			111
CNS Bedrooms	2				100
Full Baths	3		COST / MARKET VALUATION		
Half Baths	0		Net Other Adj		646,707
Extra Fixtures	1		Replace Cost		46,095
Total Rooms	5		Year Built		692,825
Bath Style	02	Average	Effective Year Built		2001
Kitchen Style	02	Average	Depreciation Code		2010
Kitchen Type	4	Full Eat-In	Remodel Rating		G
Kitchen Func	1		Year Remodeled		
Parking Class	3	Deeded	Depreciation %		11
SF Basement	777		Functional Obsol		
Bsmt Garage	0		External Obsol		
Fireplaces	1		Trend Factor		1.000
Part Bedroom	0		Condition		
FBM Quality	05	Living Area	Condition %		
SF Fin Bsmt	777		Percent Good		89
Extra Openings	0		Cns Sect Rcnd		616,600
Gas Fireplace	0		Dep % Ovr		
Parking			Dep Ovr Comment		
AMENITY 1	2	Deck	Misc Imp Ovr		
Amenity 2			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

FUS (1,663 sf)
BSM (777 sf)
WDK (157 sf)
FGR (621 sf)

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
BSM	Basement	0	777	155	61.96	48,146
FGR	Garage	0	621	248	124.05	77,033
FUS	Finished Upper Story	1,663	1,663	1,663	310.62	516,558
WDK	Deck	0	157	16	31.66	4,970
Ttl Gross Liv / Lease Area		1,663	3,218	2,082		646,707

