

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
FITTS ALAN C JR			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
FITTS NANCY S			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	521,100	521,100	
15 BREWSTER ST				0 Light		RES LAND	1010	505,900	505,900	
DUXBURY MA 02332		<b>SUPPLEMENTAL DATA</b>				RESIDNTL	1010	1,800	1,800	
Alt Prcl ID		Cyclical 7								
Scnd Home		Exemption								
Tax Class T		W								
Tot Fin Area 1785		District								
Total Acres .29		Res Exem								
Chapter Lan										
GIS ID F_872113_2831822		Assoc Pid#								
							Total	1,028,800	1,028,800	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FITTS ALAN C JR	19041	0002	11-03-2000	Q	I	368,900	00	Year	Code	Assessed	Year	Code	Assessed
SUNBLADE JUDITH R	17782	0111	09-19-1999	Q	I	315,000	00	2023	1010	394,100	2022	1010	336,000
SUNBLADE JUDITH R	17782	0111	09-19-1999	Q	I	315,000	00		1010	395,600		1010	350,700
BEATSON JAMES	14388	0030	05-28-1996	Q	I	198,500	00		1010	1,200		1010	1,200
FORD DOUGLAS G	13554	0249	05-01-1995	Q	I	197,500	00	Total					
								790,900		687,900		601,400	

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0040			

  

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	521,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,800
Appraised Land Value (Bldg)	505,900
Special Land Value	0
Total Appraised Parcel Value	1,028,800
Valuation Method	C
Total Appraised Parcel Value	1,028,800

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-20-18	12-14-2020	MN	Maintenance	9,950		100		trip & Re-Roof	08-27-2020	SJT	10		01	Measure - No Entry
200108	07-24-2001	NC	New Construct		08-24-2002	100		ZP TOOL SHED 8X12	04-12-2013	VGS			20	Field Review
13234	06-06-1994	NC	New Construct	1,300	08-24-2002	100		8X16 STRG SHED	08-24-2002	KP		1	00	Measure & Listed
10797	04-28-1988	NC	New Construct			100		2 STY CAPE W/DECK						

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	12,632	SF	22.01	1.00000	5	1.00	0040	1.820		1.0000	40.05	505,900
Total Card Land Units					0.29	AC	Parcel Total Land Area					0.29	Total Land Value			505,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1020	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	510				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1020				

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

COST / MARKET VALUATION	
Net Other Adj	545,530
Replace Cost	46,640
Year Built	1988
Effective Year Built	2009
Depreciation Code	E
Remodel Rating	
Year Remodeled	
Depreciation %	12
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	88
Cns Sect Rcnd	521,100
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	120	21.00	2002	A	70	C	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,038	1,038	1,038	267.02	277,171
BSM	Basement	0	1,020	204	53.40	54,473
DCK	Deck	0	217	22	27.07	5,875
PTO	Patio	0	285	14	13.12	3,738
TQS	Three Quarter Story	765	1,020	765	200.27	204,273
Ttl Gross Liv / Lease Area		1,803	3,580	2,043		545,530

