

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
FAWCETT BENJAMIN B			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
FAWCETT JULIE L			0 No Sewer	0 Paved	0 Average	RESIDNTL	1090	1,752,700	1,752,700	
248 ST GEORGE ST		SUPPLEMENTAL DATA			RES LAND	1090	585,900	585,900		
DUXBURY MA 02332		Alt Prcl ID	Cyclical 5		RESIDNTL	1090	61,400	61,400		
		Scnd Home	Exemption		Total 2,400,000 2,400,000					
		Tax Class T	W							
		Tot Fin Area 5599	District							
		Total Acres 2.598	Res Exem							
		Chapter Lan	Assoc Pid#							
		GIS ID F_877560_2844266								

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FAWCETT BENJAMIN B		LCC 123525	06-08-2016	Q	I	1,580,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
MARROCCO JOSEPH N & LAUREN M		LCC 103529	06-23-2003	U	I	500,000	1	2023	1090	1,360,000	2022	1090	1,242,800	2021	1090	1,051,400
									1090	718,100		1090	556,900		1090	464,100
									1090	38,200		1090	38,200		1090	38,200
								Total		2,116,300	Total		1,837,900	Total		1,553,700

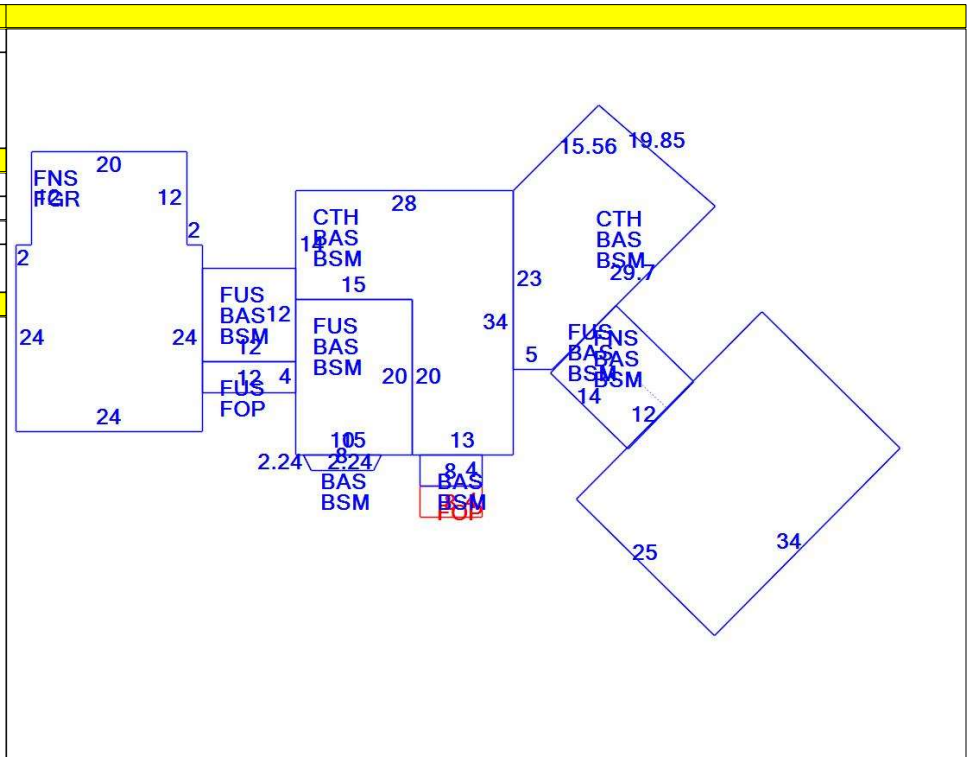
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total			0.00															

ASSESSING NEIGHBORHOOD					APPRAISED VALUE SUMMARY											
Nbhd	Nbhd Name	B			Tracing	Batch										
0080																
NOTES																
Appraised Bldg. Value (Card)										1,752,700						
Appraised Xf (B) Value (Bldg)										0						
Appraised Ob (B) Value (Bldg)										61,400						
Appraised Land Value (Bldg)										585,900						
Special Land Value										0						
Total Appraised Parcel Value										2,400,000						
Valuation Method										C						
Total Appraised Parcel Value										2,400,000						

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
2016-247	07-25-2016	BP	Bldg Permit	43,795	06-04-2019	100		18' X 40' INGRD VINYL LINED P			06-05-2019	SJT	5		06	Inspection Only
41	02-09-2006	AD	Addition	62,000		100		GUEST HS/NO KITCHEN			04-24-2018	JLF			30	Quality Control
135	04-08-2004	DM	Demolish	2,500	05-19-2004	100		DEMO BARN			02-11-2016	SJD	0	6	00	Measure & Listed
610	11-17-2003	RM	Remodel	320,000		100		MOVE/REFRB/ADD GRG			04-22-2013	KP	6	6	30	Quality Control
345	07-15-2003	MS	Miscellaneous	35,000		100		PREPARE TO MOVE HOUS			04-12-2013	VGS			20	Field Review
											05-27-2008	K-B			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	1090	Multi Houses	RC	Primary	40,000 SF	8.75	1.00000	5	1.00	0080	1.503			1.0002	526,100	
1	1090	Multi Houses	RC	Residual	1.680 AC	35,000.00	0.67619	5	1.00	0080	1.503			1.0000	59,800	
Total Card Land Units					2.60 AC	Parcel Total Land Area					2.60	Total Land Value				585,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2670	
Model	01	Residential	Bsmt Type	04	
Grade	11	Prime	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		1,670,035
Interior Floor 2			Replace Cost		1,826,635
Heat Fuel	03	Gas	Year Built		2004
Heat Type	05	Hot Water	Effective Year Built		2010
AC Type	03	Central	Depreciation Code		G
Bedrooms	4		Remodel Rating		
Full Baths	4		Year Remodeled		
Half Baths	2		Depreciation %		11
Extra Fixtures	3		Functional Obsol		
Total Rooms	10		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		89
Extra Openings	3		Cns Sect Rcnld		1,625,700
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	1500		Dep Ovr Comment		
FBM Quality	05	Living Area	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	2670		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
PTO	Patio	L	420	15.00	2000	A	70	C	1.00	4,400
PTO	Patio	L	234	15.00	2000	A	70	C	1.00	2,500
SPL2	Ing Pool-Good	L	720	89.00	2016	G	85	C	1.00	54,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,669	2,669	2,669	287.15	766,390
BSM	Basement	0	2,669	534	57.45	153,335
CTH	Cathedral Ceiling	0	1,157	116	28.79	33,309
FGR	Garage	0	816	326	114.72	93,609
FNS	Finished 90% Story	1,499	1,666	1,499	258.36	430,430
FOP	Open Porch	0	80	12	43.07	3,446
FUS	Finished Upper Story	660	660	660	287.15	189,516
Ttl Gross Liv / Lease Area		4,828	9,717	5,816		1,670,035



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248 ST GEORGE ST				0 Heavy		RES LAND	1090	585,900	585,900	
DUXBURY MA 02332		SUPPLEMENTAL DATA				RESIDNTL	1090	61,400	61,400	
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Tax Class T		W								
Tot Fin Area 5599		District								
Total Acres 2.598		Res Exem								
Chapter Lan										
GIS ID F_877560_2844266		Assoc Pid#								
							Total	2,400,000	2,400,000	

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							Total	2,116,300		Total	1,837,900		Total	1,553,700		

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

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Nbhd	Nbhd Name	B	Tracing	Batch								
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NOTES												
						Total Appraised Parcel Value						2,400,000
						Valuation Method						C
						Total Appraised Parcel Value						2,400,000

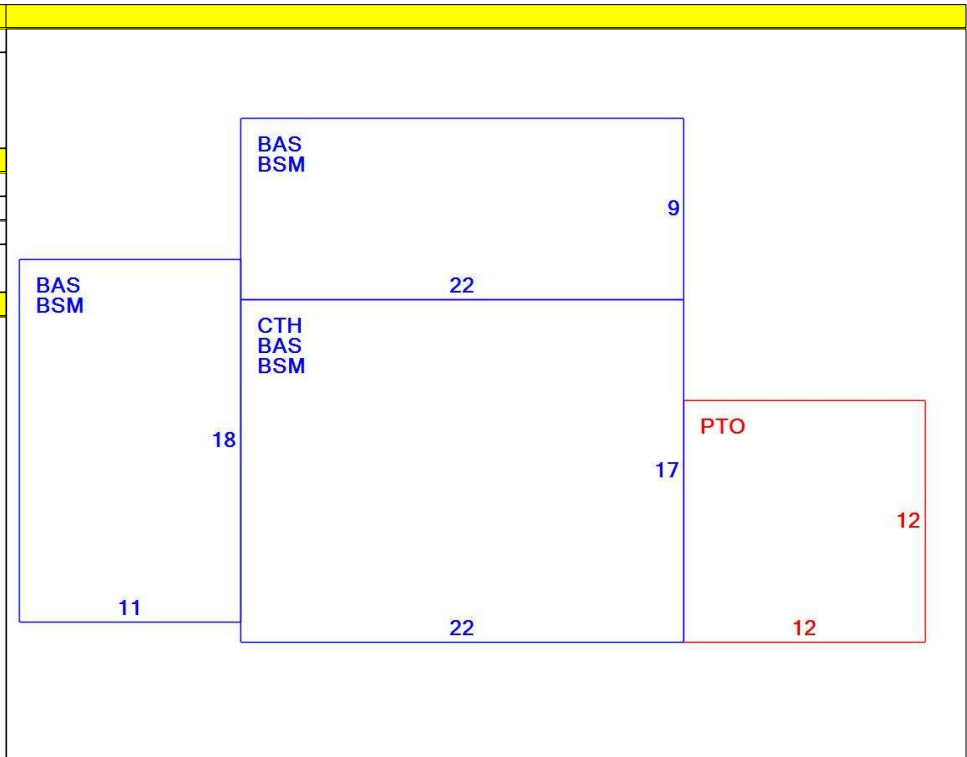
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result

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	
2	1090	Multi Houses			0.000	AC	0.00	1.00000	0	1.00	0080	1.503				0.0000	0.00	0
					Total Card Land Units	0.00	AC	Parcel Total Land Area			2.60						Total Land Value	0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	770	
Model	01	Residential	Bsmt Type	04	
Grade	01	Low Cost	Unfin Area	0.00	Full
Stories	1				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
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	03	Central			
Bedrooms	1				
Full Baths	1				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	3				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	770				

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

COST / MARKET VALUATION			
Net Other Adj			137,004
Replace Cost			4,060
Year Built			141,064
Effective Year Built			2006
Depreciation Code			2011
Remodel Rating			G
Year Remodeled			
Depreciation %			10
Functional Obsol			
External Obsol			
Trend Factor			1.000
Condition			
Condition %			
Percent Good			90
Cns Sect Rcnld			127,000
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	770	770	770	141.53	108,980	
BSM	Basement	0	770	154	28.31	21,796	
CTH	Cathedral Ceiling	0	374	37	14.00	5,237	
PTO	Patio	0	144	7	6.88	991	
Ttl Gross Liv / Lease Area		770	2,058	968		137,004	

