

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA						
FOTI JOHN FOTI LISA 100 ABRAMS HILL DUXBURY MA 02332-3876				0 Water 0 No Sewer		0 Cul-De-Sac 0 Paved 0 Light		0 Average 0 Average		Description	Code	Appraised	Assessed							
SUPPLEMENTAL DATA										RESIDENTL	1010	805,800	805,800	<b>VISION</b>						
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2591 Total Acres .918 Chapter Lan GIS ID F_880380_2845918				Cyclical Exemption W District Res Exem		8				RES LAND	1010	892,200	892,200							
										Total		1,698,000	1,698,000							
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
FOTI JOHN		32788 0174		06-02-2006		U I		550,000		1		Year	Code	Assessed	Year	Code	Assessed			
												2023	1010 1010	868,400 843,400	2022	1010 1010	755,700 695,100	2021	1010 1010	697,700 594,300
		Total										Total		1,711,800	Total		1,450,800	Total		1,292,000
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		Appraised Bldg. Value (Card) 805,800										
0081										Appraised Xf (B) Value (Bldg) 0										
										Appraised Ob (B) Value (Bldg) 0										
										Appraised Land Value (Bldg) 892,200										
										Special Land Value 0										
										Total Appraised Parcel Value 1,698,000										
										Valuation Method C										
										Total Appraised Parcel Value 1,698,000										
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					
132	05-07-2007	NC	New Construct	325,000	05-27-2009	100		SN FM DW 2800'G 936'		11-24-2021	SJT	10		20	Field Review					
										09-13-2013	SJD	7	1	00	Measure & Listed					
										04-12-2013	VGS			20	Field Review					
										10-02-2012	KP	6		30	Quality Control					
										05-27-2009	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	1010	Single Family	RC	Primary	40,000 SF	8.75	1.00000	5	1.00	0081	2.549			1.0000	22.31	892,200				
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			892,200				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	2577	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	1726.0	Full
Stories	1.5				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	04	Hip	Adjust Type		Code
Roof Cover	03	Asphalt	Condo Flr		Description
Interior Wall 1	03	Plaster	Condo Unit		Factor%
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		862,658
Interior Floor 2			Replace Cost		32,725
Heat Fuel	03	Gas	Year Built		895,384
Heat Type	05	Hot Water	Effective Year Built		2008
AC Type	03	Central	Depreciation Code		2011
Bedrooms	3		Remodel Rating		A
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		10
Extra Fixtures	4		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		90
Extra Openings	0		Cns Sect Rcnld		805,800
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	2577		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	2,591	2,591	2,591	196.60	509,378
BSM	Basement	0	2,577	515	39.29	101,246
FGR	Garage	0	871	348	78.55	68,415
FOP	Open Porch	0	36	5	27.30	983
FSP	Screened Porch	0	228	46	39.66	9,043
PTO	Patio	0	410	21	10.07	4,128
UHS	Unfinished Half Story	0	3,448	862	49.15	169,465
Ttl Gross Liv / Lease Area		2,591	10,161	4,388		862,658

