

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT											
FONTAINE ACADEMY OF DANCE LL 27 RAILROAD AVE UNIT 4 DUXBURY MA 02332			0	Water	0	Two-Way	0	Average	BLDG	343U	194,700	194,700	905 DUXBURY, MA VISION								
			0	No Sewer	0	Gravel	0	Average													
					0	Medium															
SUPPLEMENTAL DATA																					
Alt Prcl ID 082/170.0-0741-0102.		Cyclical Exemption W		70																	
Scnd Hom		Tax Class T		Tot Fin Are 1029		Total Acres 0		Chapter La													
GIS ID F_877397_2843411		Assoc Pid#																			
Total										194,700		194,700									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
FONTAINE ACADEMY OF DANCE LLC				51193	344	06-05-2019		U	I	300,000		1A	Year	Code	Assessed	Year	Code	Assessed			
FONTAINE DENISE				34170	0339	02-27-2007		Q	I	235,000		00	2023	343U	171,000	2022	343U	146,200	2021	343U	200,800
Total										171,000		Total		146,200		Total		200,800			
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																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0001																					
NOTES																					
FONTAINE ACADEMY OF DANCE + BATON UNIT 4 = 1029 SQFT PLAN BOOK 51 PAGE 778																					
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						
										05-14-2020	SJD	9		20	Field Review						
										05-14-2014	DG			00	Measure & Listed						
										04-12-2013	VGS			20	Field Review						
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	343U	Comm Condo			0.000	AC	0.00	1.00000	C	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	56	Condo Com	AMENITY 1		
Model	06	Com Condo	Amenity 2		
Grade	06	Good	Amenity 3		
Stories	1		CONDO DATA		
Occupancy	1		Parcel Id	8022	C 8022
Interior Wall 1	05	Drywall		21-33 Railroad Ave	B 1 S 1
Interior Wall 2			Adjust Type	Code	Description
Interior Floor 1	14	Carpet	Condo Flr	CO1	Office sm
Interior Floor 2			Condo Unit	1A	1A
Heat Fuel	03	Gas			Factor%
Heat Type	04	Forced Air-Duc	COST / MARKET VALUATION		
AC Type	03	Central			
CNS Bedrooms	0				243,361
Full Baths	1		Net Other Adj		0
Half Baths	0		Replace Cost		243,370
Extra Fixtures	0		Year Built		1992
Total Rooms	1		Effective Year Built		2001
Bath Style	02	Average	Depreciation Code		A
Kitchen Style	02	Average	Remodel Rating		
Kitchen Type	1	None	Year Remodeled		
Kitchen Func	2		Depreciation %		20
Parking Class	2	Common	Functional Obsol		
SF Basement	0		External Obsol		
Bsmt Garage	0		Trend Factor		1.000
Fireplaces	0		Condition		
Part Bedroom	0		Condition %		
FBM Quality			Percent Good		80
SF Fin Bsmt	0		Cns Sect Rcnd		194,700
Extra Openings	0		Dep % Ovr		
Gas Fireplace	0		Dep Ovr Comment		
Parking			Misc Imp Ovr		
AMENITY 1			Misc Imp Ovr Comment		
Amenity 2			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

BAS (1,029 sf)	
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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	1,029	1,029	1,029	236.50	243,361	
Ttl Gross Liv / Lease Area		1,029	1,029	1,029		243,361	

