

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
FEAREY SHARON F & ROBERTS JEF MORTON L FEAREY II 2012 SLAT 1043 TREMONT ST DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION	
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	1,165,900	1,165,900		
		SUPPLEMENTAL DATA		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 5832 Total Acres 1.598 Chapter Lan GIS ID F_876772_2841511		Cyclical 5 Exemption W District Res Exem Assoc Pid#		RES LAND	1010	567,900	567,900		
						RESIDNTL	1010	79,800	79,800	Total		1,813,600	1,813,600

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FEAREY SHARON F & ROBERTS JEFFR		42470 0343	12-28-2012	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
FEAREY M L II TT M L FEAREY II 2009		36812 0039	02-17-2009	U	I	1	1A	2023	1010	1,157,900	2022	1010	1,044,600	2021	1010	938,200
FEAREY MORTON L II		15404 0185	08-15-1997	Q	I	465,000	00		1010	554,800		1010	468,200		1010	477,800
LAUGHLIN FRANCIS B		13633 0034	06-15-1995	Q	I	320,000	00		1010	49,500		1010	49,500		1010	49,500
								Total		1,762,200	Total		1,562,300	Total		1,465,500

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0070				

NOTES									
4/2014 Property Fenced Unable to Inspect - JLF 10/20 Obstructed vw due to fenced yard.									

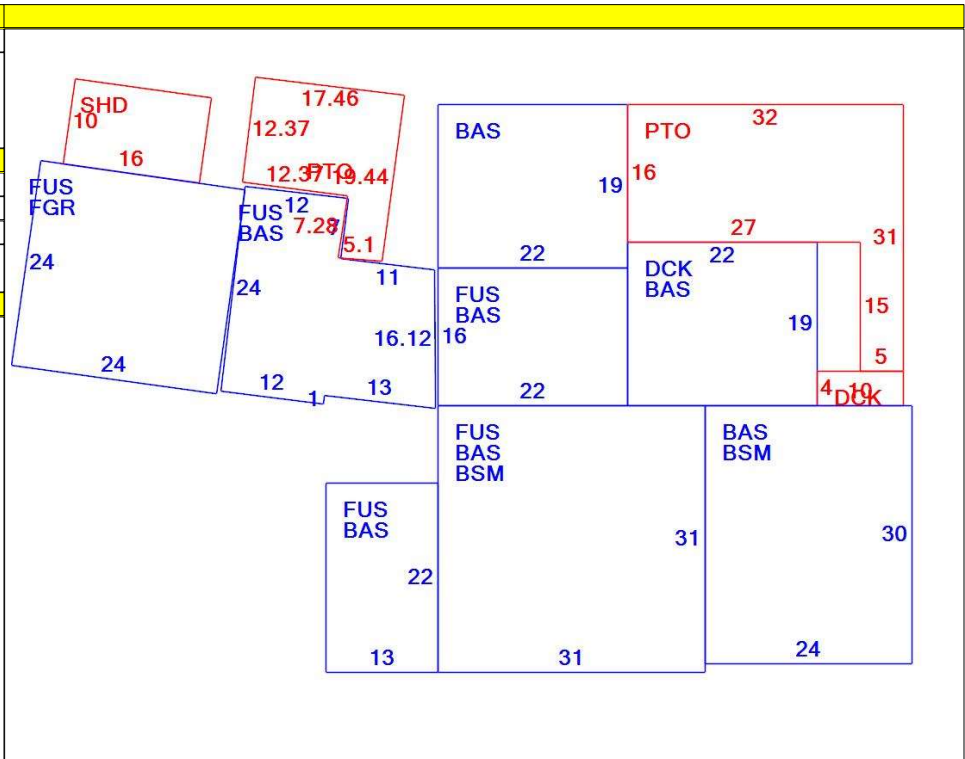
APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)									1,165,900
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									79,800
Appraised Land Value (Bldg)									567,900
Special Land Value									0
Total Appraised Parcel Value									1,813,600
Valuation Method									C
Total Appraised Parcel Value									1,813,600

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
2014-1	01-02-2014	AD	Addition	72,000	04-30-2014	100		20.67X22 3 SEASON RM	10-22-2020	SJT	10		20	Field Review
2013-252	10-07-2013	AD	Addition	7,680	04-30-2014	100		CONSTRUCT ADDITION 12 X16	04-14-2014	JLF	5		00	Measure & Listed
132	05-07-2008	MS	Miscellaneous	35,000		100		20 X 50 GUNITE POOL	04-12-2013	VGS			20	Field Review
203	07-11-2007	AD	Addition	90,000	06-05-2008	100		1 STORY ADDITION	10-10-2012	KP	6		30	Quality Control
202	07-11-2007	AD	Addition	7,000	06-05-2008	100		FOUNDATION	06-05-2008	KP		1	00	Measure & Listed
221	06-11-2002	AD	Addition	75,000	02-24-2003	100		ADDITION & DECK						
20010107	04-03-2001	RM	Remodel	25,000		100		FLOORS & WINDOWS						

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	0070	1.389		V110	1.1000	13.37	534,800
1	1010	Single Family	RC	Residual	0.680	AC 35,000.00	1.00000	5	1.00	0070	1.389			1.0000	1.12	33,100
Total Card Land Units					1.60	AC	Parcel Total Land Area					1.60	Total Land Value			567,900

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	1681	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		1,331,697
Interior Floor 2			Replace Cost		90,125
Heat Fuel	02	Oil	Year Built		1,421,823
Heat Type	05	Hot Water	Effective Year Built		1791
AC Type	03	Central	Depreciation Code		2003
Bedrooms	5		Remodel Rating		E
Full Baths	4		Year Remodeled		
Half Baths	1		Depreciation %		18
Extra Fixtures	3		Functional Obsol		
Total Rooms	13		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	3		Percent Good		82
Extra Openings	4		Cns Sect Rcnd		1,165,900
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	720		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	03	Stone	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1681		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	280	21.00	1980	A	70	C	1.00	4,100
SPL2	Ing Pool-Good	L	1,000	89.00	2008	G	85	C	1.00	75,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,635	3,635	3,635	190.24	691,531
BSM	Basement	0	1,681	336	38.03	63,921
DCK	Deck	0	458	46	19.11	8,751
FGR	Garage	0	576	230	75.96	43,756
FUS	Finished Upper Story	2,655	2,655	2,655	190.24	505,094
PTO	Patio	0	838	42	9.53	7,990
SHD	Attached Shed	0	160	56	66.58	10,654
Ttl Gross Liv / Lease Area		6,290	10,003	7,000		1,331,697

