

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
FLETCHER KELLY			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	
FLETCHER ANDREW			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	552,500	552,500	
22 COVE ST				0 Medium		RES LAND	1010	1,154,300	1,154,300	
SUPPLEMENTAL DATA										
DUXBURY MA 02332		Alt Prcl ID	Cyclical Exemption W		8	RESIDNTL	1010	25,100	25,100	
		Scnd Home	District Res Exem							
		Tax Class T	Assoc Pid#							
		Tot Fin Area 3188								
		Total Acres .516								
		Chapter Lan								
		GIS ID F_881027_2843915								
							Total	1,731,900	1,731,900	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)				
FLETCHER KELLY	57261 114	09-22-2022	U	I	1,850,000	1F	Year	Code	Assessed	Year	Code	Assessed
FLETCHER KELLY	57260 279	09-22-2022	Q	I	1,850,000	00	2023	1010	560,800	2022	1010	505,400
BERRY STEVEN C	41979 0203	09-21-2012	Q	I	995,000	00		1010	1,007,100		1010	693,900
DANNEMAN LUCILLE TT	33617 0213	11-02-2006	U	I	1	1F		1010	16,000		1010	16,000
DANNEMAN LUCILLE	18778 0333	08-10-2000	Q	I	950,000	00						
							Total	1,583,900	Total	1,215,300	Total	1,076,800

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				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0090					Appraised Bldg. Value (Card)	552,500	
					Appraised Xf (B) Value (Bldg)	0	
					Appraised Ob (B) Value (Bldg)	25,100	
					Appraised Land Value (Bldg)	1,154,300	
					Special Land Value	0	
					Total Appraised Parcel Value	1,731,900	
					Valuation Method	C	
					Total Appraised Parcel Value	1,731,900	

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
20000327	08-23-2000	RM	Remodel	5,000	08-16-2001	100		CONV BATH TO BEDROOM	05-10-2023	SJD	9	1	07	Measure - Info @ Door
14911	05-01-1998	RM	Remodel	30,000		100		INTERIOR REMDOELING	09-12-2016	JLF	10		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									09-18-2012	KP	6		30	Quality Control
									08-16-2001	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	22,516 SF	14.00	1.00000	5	1.00	0090	3.661			1.0000	51.27	1,154,300
Total Card Land Units					0.52	AC	Parcel Total Land Area					0.52	Total Land Value			1,154,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	300	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	10	Wood Shingle			
Interior Wall 1	03	Plaster			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	4				
Full Baths	3				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	8				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	300				

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

COST / MARKET VALUATION			
Net Other Adj		689,834	
Replace Cost		37,120	
Year Built		726,954	
Effective Year Built		1858	
Depreciation Code		1997	
Remodel Rating		VG	
Year Remodeled			
Depreciation %		24	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		76	
Cns Sect Rcnd		552,500	
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
FGR1	Garage - 1 Sto	L	551	52.00	1990	A	70	C	1.00	20,100
PTO	Patio	L	480	15.00	2000	A	70	C	1.00	5,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,957	1,957	1,957	209.10	409,217
FUS	Finished Upper Story	1,231	1,231	1,231	209.10	257,407
PRG	Pergola	0	407	41	21.06	8,573
WDK	Deck	0	699	70	20.94	14,637
Ttl Gross Liv / Lease Area		3,188	4,294	3,299		689,834

