

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>		
FOWNES RICHARD G & MCKENNA J SDFRGF IRREVOCABLE TRUST 160 POWDER POINT AVE  DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code		Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1090		3,518,500	3,518,500
		SUPPLEMENTAL DATA		0	Medium			RES LAND	1090		3,533,000	3,533,000
		Alt Prcl ID		Cyclical	8	RESIDNTL		1090	58,600	58,600		
		Scnd Home		Exemption								
		Tax Class		W	W							
		Tot Fin Area		District								
		Total Acres		Res Exem								
		Chapter Lan										
		GIS ID		F_883602_2843887	Assoc Pid#							
						Total			7,110,100	7,110,100		

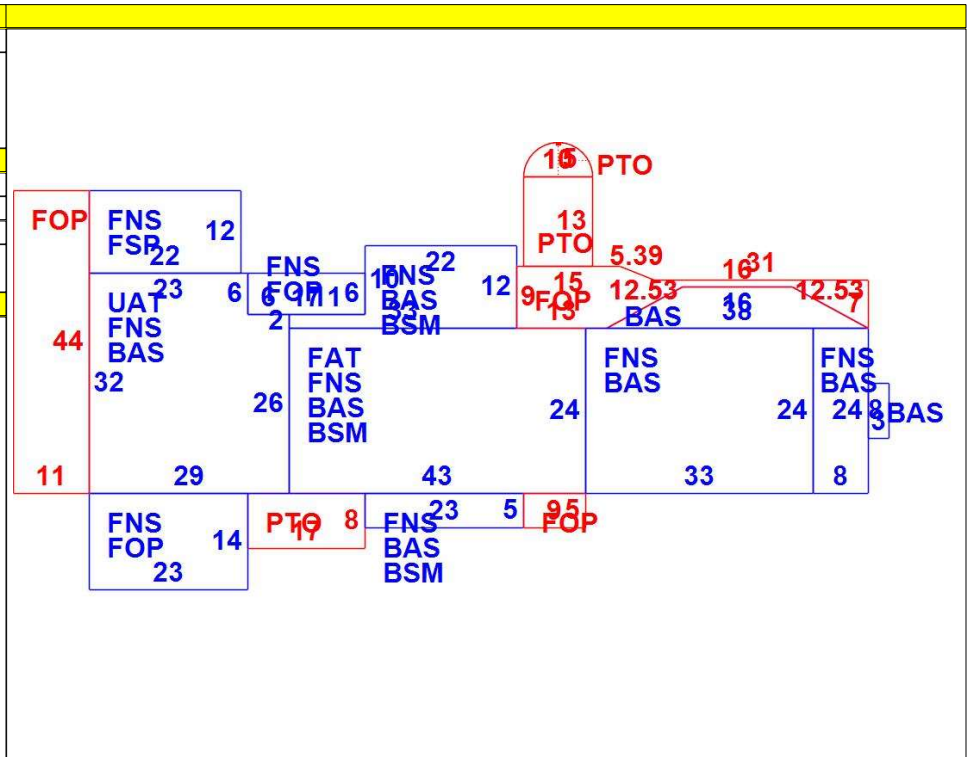
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FOWNES RICHARD G & MCKENNA JOY		42438 0188	12-21-2012	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
FOWNES RICHARD G		13829 0036	09-14-1995	U	I	875,000	1	2023	1090	3,442,800	2022	1090	3,138,000
									1090	3,312,500		1090	2,806,700
									1090	44,200		1090	44,200
								Total		6,799,500	Total		5,988,900
								Total			Total		4,205,900

EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY							
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor					
									Appraised Bldg. Value (Card) 3,518,500					
Total			0.00					Appraised Xf (B) Value (Bldg) 0						
Nbhd			Nbhd Name				B				Appraised Ob (B) Value (Bldg) 58,600			
0130							Tracing				Appraised Land Value (Bldg) 3,533,000			
Batch											Special Land Value 0			
NOTES											Total Appraised Parcel Value 7,110,100			
											Valuation Method C			
											Total Appraised Parcel Value 7,110,100			

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
2014-354	11-20-2014	MS	Miscellaneous	16,000		100		REPAIR EXISTING PIER	05-17-2023	SJD	10		01	Measure - No Entry
51	05-30-2008	MN	Maintenance	21,000		100		RPL 21 WINDOWS	04-12-2013	VGS			20	Field Review
75	07-16-2007	MN	Maintenance	12,500		100		REPL 25 WINDOWS	09-26-2012	KP	6		30	Quality Control
200	05-17-2004	RM	Remodel	4,000	10-02-2004	100		REROOF BARN/REPL WND	05-01-2008	BSB		1	00	Measure & Listed
20000017	01-26-2000	RM	Remodel	10,000		100		RECRM/STRGE IN ATTIC						
119990351	08-09-1999	NC	New Construct	25,000		100		GUNITE INGR POOL						
14407	03-12-1997	RM	Remodel	38,000		100		FIRE DMG GAR/ADDBATH						

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	0130	4.259		W225	2.2500	83.85	3,354,100
1	1090	Multi Houses	RC	Residual	1.878 AC	35,000.00	0.62603	5	1.00	0130	4.259			1.0000	2.14	175,200
1	1090	Multi Houses	WP	Undevelop	0.436 AC	2,000.00	1.00000	0	1.00	0130	4.259			1.0000	0.19	3,700
Total Card Land Units					3.23	AC	Parcel Total Land Area					3.23	Total Land Value			3,533,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	20	Mansion	Bsmt Area	1433	
Model	01	Residential	Bsmt Type	03	Partial
Grade	13	Prime++	Unfin Area		
Stories	2.35		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		3,283,010
Interior Floor 2			Replace Cost		94,050
Heat Fuel	03	Gas	Year Built		3,377,060
Heat Type	05	Hot Water	Effective Year Built		1910
AC Type	03	Central	Depreciation Code		2003
Bedrooms	7		Remodel Rating		E
Full Baths	4		Year Remodeled		
Half Baths	2		Depreciation %		18
Extra Fixtures	3		Functional Obsol		
Total Rooms	13		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	3		Percent Good		82
Extra Openings	2		Cns Sect Rcnd		2,769,200
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	1433		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
DCK1	Residential	L	240	58.00	1995	A	70	C	1.00	9,700
SPL2	Ing Pool-Good	L	756	89.00	2000	A	70	C	1.00	47,100
SHD1	Shed	L	120	21.00	2000	A	70	C	1.00	1,800

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,495	3,495	3,495	406.92	1,422,177
BSM	Basement	0	1,433	287	81.50	116,785
FAT	Finished Attic	310	1,032	310	122.23	126,144
FNS	Finished 90% Story	3,597	3,997	3,597	366.20	1,463,682
FOP	Open Porch	0	1,183	177	60.88	72,024
FSP	Screened Porch	0	264	53	81.69	21,567
PTO	Patio	0	305	15	20.01	6,104
UAT	Unfinished Attic	0	892	134	61.13	54,527
Ttl Gross Liv / Lease Area		7,402	12,601	8,068		3,283,010



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FOWNES RICHARD G & MCKENNA J SDFRGR IRREVOCABLE TRUST 160 POWDER POINT AVE  DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1090	3,518,500	3,518,500	
		SUPPLEMENTAL DATA		0	Medium	0	Average	RES LAND	1090	3,533,000	3,533,000	
		Alt Prcl ID		Cyclical	8			RESIDNTL	1090	58,600	58,600	
		Scnd Home		Exemption				Total		7,110,100	7,110,100	
		Tax Class T		W	W							
		Tot Fin Area 8302		District								
		Total Acres 3.238		Res Exem								
		Chapter Lan										
		GIS ID F_883602_2843887		Assoc Pid#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
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FOWNES RICHARD G		13829 0036	09-14-1995	U	I	875,000	1	2023	1090	3,442,800	2022	1090	3,138,000
									1090	3,312,500		1090	2,806,700
									1090	44,200		1090	44,200
								Total		6,799,500	Total		5,988,900
								Total			Total		4,205,900

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0130				

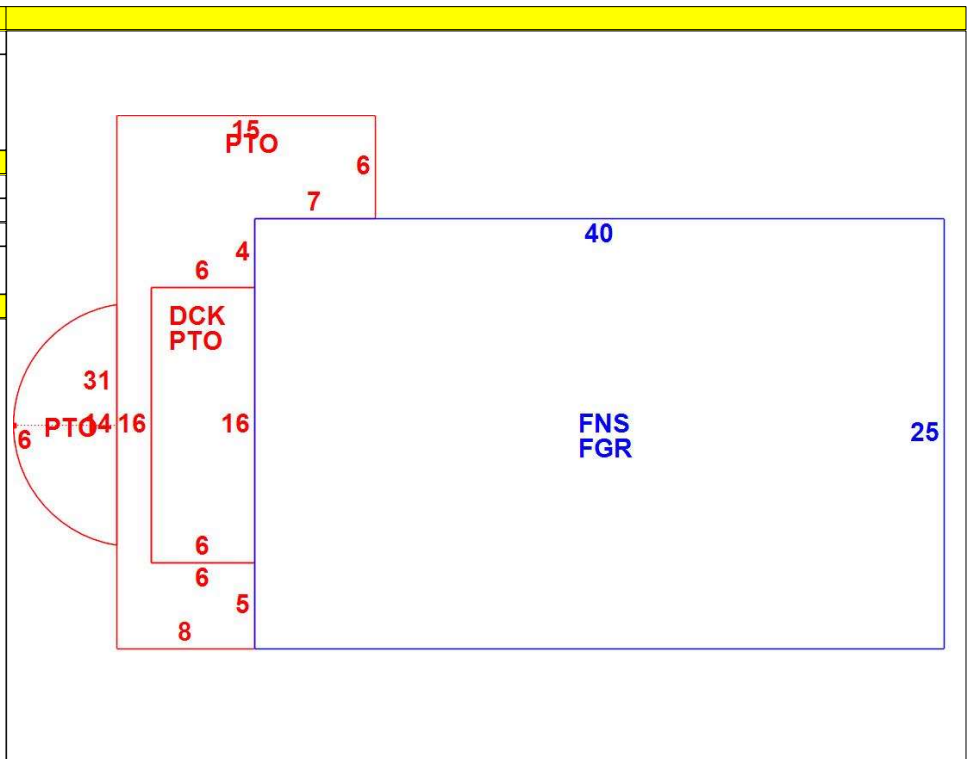
  

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	3,518,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	58,600
Appraised Land Value (Bldg)	3,533,000
Special Land Value	0
Total Appraised Parcel Value	7,110,100
Valuation Method	C
Total Appraised Parcel Value	7,110,100

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	0130	4.259		0.0000	0.00	0	
Total Card Land Units					0.00 AC	Parcel Total Land Area					3.23	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	20	Mansion	Bsmt Area	0	
Model	01	Residential	Bsmt Type	00	
Grade	13	Prime++	Unfin Area	0.00	N/A
Stories	1.9		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		
Exterior Wall 1	14	Wood Shingle	C		
Exterior Wall 2			B S		
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Factor%		
Interior Wall 1	05	Drywall	Condo Flr		
Interior Wall 2			Condo Unit		
Interior Floor 1	12	Hardwood	<b>COST / MARKET VALUATION</b>		
Interior Floor 2			Net Other Adj		816,551
Heat Fuel	02	Oil	Replace Cost		15,950
Heat Type	04	Forced Air-Duc	Year Built		832,501
AC Type	01	None	Effective Year Built		1997
Bedrooms	0		Depreciation Code		2011
Full Baths	1		Remodel Rating		E
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		10
Total Rooms	1		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		90
Gas Fireplaces	0		Cns Sect Rcnd		749,300
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	0		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	
DCK	Deck	0	96	10	64.05	6,149	
FGR	Garage	0	1,000	400	245.95	245,949	
FNS	Finished 90% Story	900	1,000	900	553.39	553,385	
PTO	Patio	0	354	18	31.26	11,068	
Ttl Gross Liv / Lease Area		900	2,450	1,328		816,551	

