

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>		
FITZGERALD SCOTT R		0	Water	0	Two-Way	0	Average	Description	Code		Appraised	Assessed
FITZGERALD MARY ELLEN		0	No Sewer	0	Paved	0	Average	RESIDNTL	1090		1,639,500	1,639,500
70 PETERSON RD		<b>SUPPLEMENTAL DATA</b>				RES LAND	1090	1,578,500	1,578,500			
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 5046 Total Acres 1.789 Chapter Lan		Cyclical Exemption W District Res Exem		8		RESIDNTL	1090	10,500	10,500	
GIS ID F_884963_2842983		Assoc Pid#				Total				3,228,500	3,228,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FITZGERALD SCOTT R	38843	0218	08-13-2010	Q	I	1,462,500	00	Year	Code	Assessed	Year	Code	Assessed
PROPPER RICHARD D	33614	0306	11-01-2006	Q	I	943,000	00	2023	1090	952,500	2022	1090	814,300
DANGONA RICHARD F	14468	0324	06-27-1996	Q	I	445,000	00		1090	2,043,200		1090	978,000
									1090	1,600		1090	1,600
		Total						Total		2,997,300	Total		1,793,900
								Total			Total		1,673,200

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			
		Total	0.00					Appraised Bldg. Value (Card) 1,639,500				
						Appraised Xf (B) Value (Bldg) 0						
						Appraised Ob (B) Value (Bldg) 10,500						
						Appraised Land Value (Bldg) 1,578,500						
						Special Land Value 0						
						Total Appraised Parcel Value 3,228,500						
						Valuation Method C						
						Total Appraised Parcel Value 3,228,500						

ASSESSING NEIGHBORHOOD		Tracing		Batch	
Nbhd	Nbhd Name	B			
0130					

NOTES									

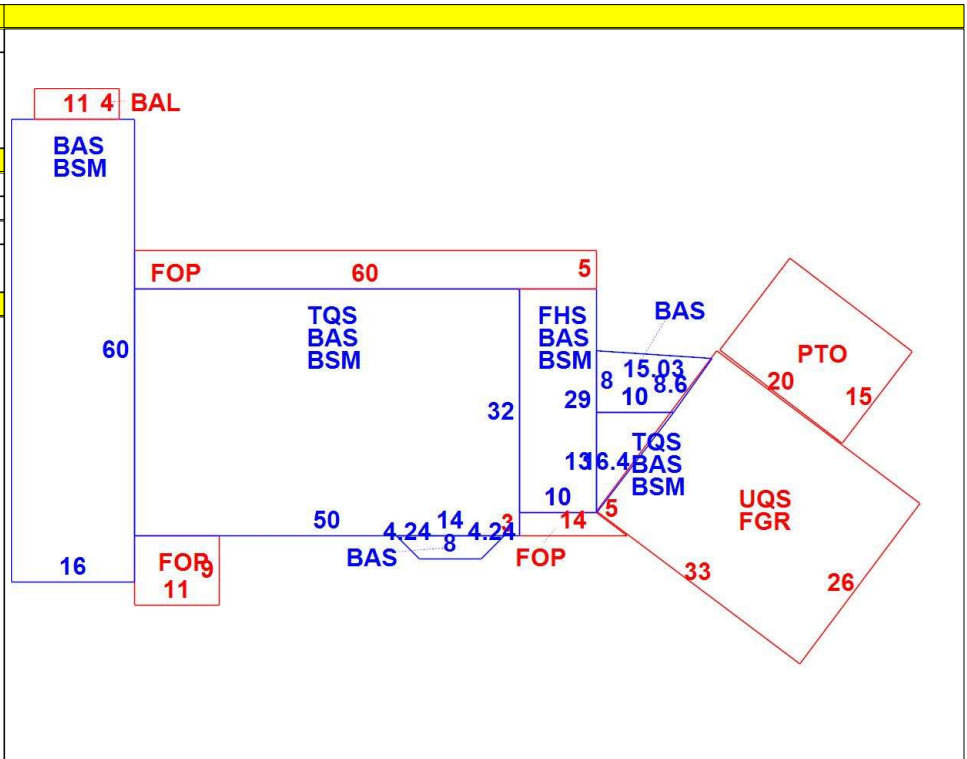
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
203	10-20-2011	RM	Remodel	50,000	06-15-2012	100		1440'SF BASEMENT	02-24-2023	SJD	0	1	00	Measure & Listed
9	01-04-2008	RM	Remodel	40,000	06-15-2012	100		GUEST COTTAGE IN,EX	04-12-2013	VGS			20	Field Review
153	12-27-2007	MN	Maintenance	3,500		100		REPL 9 WINDOWS 2DRS	06-15-2012	KP	6		20	Field Review
109	09-10-2007	MN	Maintenance	3,500		100		RPL 9 WINDOWS,2 DOOR	05-09-2012	KP	6		20	Field Review
149	05-22-2007	NC	New Construct	457,000	06-05-2008	100		MODULAR SF DWELLING	12-02-2010	KP		1	00	Measure & Listed
457	12-22-2006	DM	Demolish	10,000		100		EXISTING PROPERTY						
431	12-01-2006	DM	Demolish	11,000		100		STRUC ON PROPERTY						

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			1.0001	37.27	1,490,700
1	1090	Multi Houses	RC	Residual	0.572	AC 35,000.00	1.00000	5	1.00	0130	4.259			1.0000	3.42	85,200
1	1090	Multi Houses	RC	Undevelop	0.300	AC 2,000.00	1.00000	0	1.00	0130	4.259	VERNAL POOL		1.0000	0.20	2,600
Total Card Land Units					1.79	AC	Parcel Total Land Area					1.79	Total Land Value			1,578,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	2915	
Model	01	Residential	Bsmt Type	04	
Grade	10	Custom +	Unfin Area	858.00	Full
Stories	1.75		<b>CONDO DATA</b>		
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		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		1,560,203
Interior Floor 2			Replace Cost		1,702,269
Heat Fuel	03	Gas	Year Built		2008
Heat Type	05	Hot Water	Effective Year Built		2011
AC Type	03	Central	Depreciation Code		A
Bedrooms	5		Remodel Rating		
Full Baths	4		Year Remodeled		
Half Baths	2		Depreciation %		10
Extra Fixtures	5		Functional Obsol		
Total Rooms	12		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		90
Fireplaces	1		Percent Good		90
Extra Openings	1		Cns Sect Rcnd		1,532,000
Gas Fireplaces	1		Dep % Ovr		
Sq Ft Fin Bsmt	1536		Dep Ovr Comment		
FBM Quality	05	Living Area	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	2915		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
GNR	GENERATOR	L	1	12400.00		G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAL	Balcony	0	44	4	24.68	1,086
BAS	First Floor	3,043	3,043	3,043	271.48	826,118
BSM	Basement	0	2,915	583	54.30	158,274
FGR	Garage	0	858	343	108.53	93,118
FHS	Finished Half Story	145	290	145	135.74	39,365
FOP	Open Porch	0	435	65	40.57	17,646
PTO	Patio	0	300	15	13.57	4,072
TQS	Three Quarter Story	1,249	1,665	1,249	203.65	339,080
UQS	Unfin 3/4 Story	0	858	300	94.92	81,444
Ttl Gross Liv / Lease Area		4,437	10,408	5,747		1,560,203



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>
FITZGERALD SCOTT R			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	
FITZGERALD MARY ELLEN			0 No Sewer	0 Paved	0 Average	RESIDNTL	1090	1,639,500	1,639,500	
70 PETERSON RD		<b>SUPPLEMENTAL DATA</b>			RES LAND	1090	1,578,500	1,578,500		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 5046 Total Acres 1.789 Chapter Lan GIS ID F_884963_2842983			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1090	10,500	10,500	
						Total		3,228,500	3,228,500	

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PROPPER RICHARD D	33614	0306	11-01-2006	Q	I	943,000	00	2023	1090	952,500	2022	1090	814,300			
DANGONA RICHARD F	14468	0324	06-27-1996	Q	I	445,000	00		1090	2,043,200		1090	978,000			
									1090	1,600		1090	1,600			
								Total		2,997,300	Total		1,793,900	Total		1,673,200

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				
0130					Appraised Bldg. Value (Card)	1,639,500		
					Appraised Xf (B) Value (Bldg)	0		
					Appraised Ob (B) Value (Bldg)	10,500		
					Appraised Land Value (Bldg)	1,578,500		
					Special Land Value	0		
					Total Appraised Parcel Value	3,228,500		
					Valuation Method	C		
					Total Appraised Parcel Value	3,228,500		

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					1.79	Total Land Value			0

**CONSTRUCTION DETAIL** **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	05	Bungalow	Bsmt Area	0	
Model	01	Residential	Bsmt Type	00	
Grade	03	Average	Unfin Area	0.00	N/A
Stories	1		<b>CONDO DATA</b>		
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			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		113,682
Heat Fuel	03	Gas	Replace Cost		5,800
Heat Type	04	Forced Air-Duc	Year Built		119,481
AC Type	01	None	Effective Year Built		1962
Bedrooms	1		Depreciation Code		2011
Full Baths	1		Remodel Rating		R
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		10
Total Rooms	2		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		107,500
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	02	Slab	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	0		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

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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	609	609	609	183.95	112,026
PRG	Pergola	0	91	9	18.19	1,656
Ttl Gross Liv / Lease Area		609	700	618		113,682

