

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

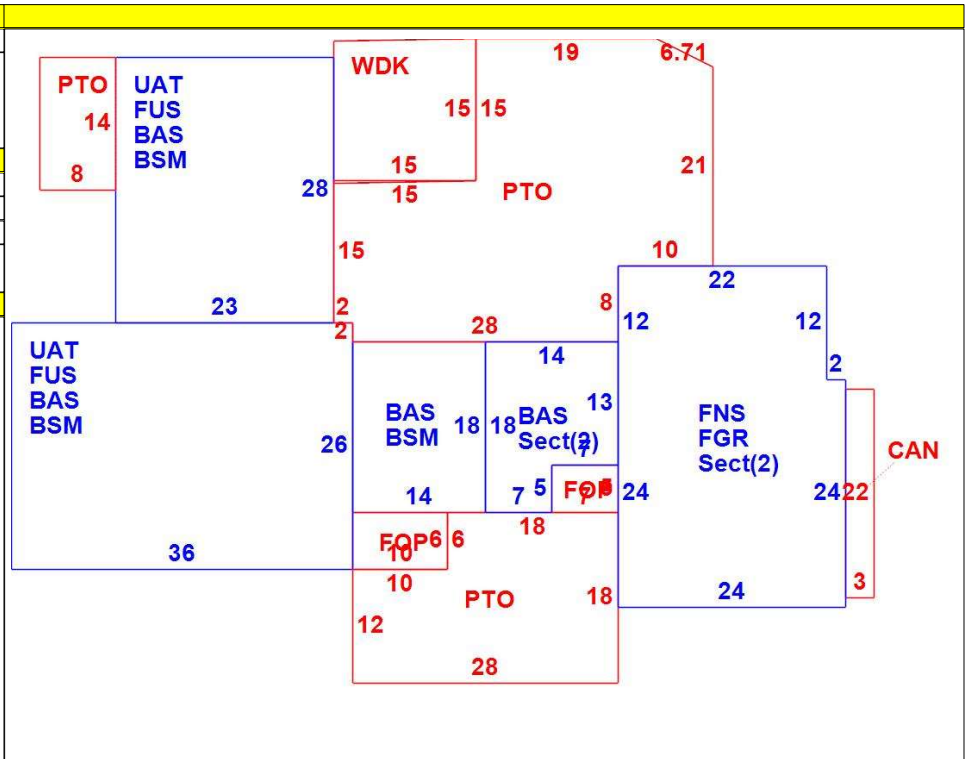
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1832	
Model	01	Residential	Bsmt Type	00	
Grade	07	Very Good	Unfin Area		N/A
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	30	HARDI Plank	Parcel Id		C
Exterior Wall 2					B
Roof Structure	04	Hip	Adjust Type		Code
Roof Cover	10	Wood Shingle	Condo Flr		Description
Interior Wall 1	05	Drywall	Condo Unit		Factor%
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		852,869
Interior Floor 2			Replace Cost		28,160
Heat Fuel	03	Gas	Year Built		1,159,018
Heat Type	04	Forced Air-Duc	Effective Year Built		1954
AC Type	03	Central	Depreciation Code		2005
Bedrooms	4		Remodel Rating		E
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		16
Extra Fixtures	2		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		84
Extra Openings	0		Cns Sect Rcnd		740,100
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	05	Conc Block	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1832		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	96	21.00	2013	G	85	C	1.00	1,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,832	1,832	1,832	206.26	377,861
BSM	Basement	0	1,832	366	41.21	75,490
CAN	Canopy	0	66	7	21.88	1,444
FOP	Open Porch	0	95	14	30.40	2,888
FUS	Finished Upper Story	1,580	1,580	1,580	206.26	325,884
PTO	Patio	0	1,518	76	10.33	15,675
UAT	Unfinished Attic	0	1,580	237	30.94	48,883
WDK	Deck	0	225	23	21.08	4,744
Ttl Gross Liv / Lease Area		3,412	8,728	4,135		852,869



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
FITZSIMONS PATRICK J			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	
FITZSIMONS LIETRA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,018,100	1,018,100	
22 HARRISON ST		SUPPLEMENTAL DATA			RES LAND	1010	1,290,400	1,290,400		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3412 Total Acres .988 Chapter Lan			Cyclical Exemption W District Res Exem	RESIDNTL	1010	1,700	1,700	
GIS ID F_880762_2840854		Assoc Pid#			Total		2,310,200	2,310,200		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
FITZSIMONS PATRICK J		40442	0076	10-14-2011	Q	I	875,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
CLIFFORD FREDERIC M TRS		32065	0342	01-13-2006	U	I	10	1A	2023	1010	580,100	2022	1010	530,000	2021	1010	444,100	
										1010	1,125,600		1010	765,800		1010	647,400	
										1010	1,100		1010	1,100		1010	1,100	
		Total								1,706,800		Total		1,296,900		Total		1,092,600

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																		
NOTES																		
Appraised Bldg. Value (Card) 1,018,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,700 Appraised Land Value (Bldg) 1,290,400 Special Land Value 0 Total Appraised Parcel Value 2,310,200 Valuation Method C Total Appraised Parcel Value 2,310,200																		

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		
QPO-23-12	05-18-2023	MN	Maintenance	40,000		100	05-18-2023	STRIP & REROOF MAIN HOUS		05-31-2023	SJT	5		07	Measure - Info @ Door		
BPO-22-386	11-14-2022	BP	Bldg Permit	241,000	06-02-2023	100	06-01-2023	Remove and replace garage with		05-15-2018	JLF	5		12	Property Estimated - No Ac		
QP-19-160	06-26-2019	MN		42,000		100		32 WINDOWS		06-13-2016	JLF	5		01	Measure - No Entry		
2015-162	06-15-2015	RM	Remodel	115,000	05-15-2018	100		REMODEL EXISTING DWELLIN		08-02-2013	BH			01	Measure - No Entry		
2014-63	03-19-2014	MS	Miscellaneous	8,733		100		REROOF OVER KITCHEN AND		04-12-2013	VGS			20	Field Review		
2013-65	04-11-2013	NC	New Construct	16,500	08-02-2013	100		16X15.6 DECK		08-30-1999	BSB		1	00	Measure & Listed		
13766	08-01-1995	MN	Maintenance	1,000	06-04-1996	100		STRIP & REROOF HOUSE									

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	0090	3.661				1.0000		32.04	1,281,400
1	1010	Single Family	RC	Residual	0.070	AC 35,000.00	1.00000	5	1.00	0090	3.661				1.0000		2.95	9,000
Total Card Land Units					0.99	AC	Parcel Total Land Area					0.99	Total Land Value					1,290,400

