

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
FITZGIBBONS STEPHEN		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
FITZGIBBONS LISA OLEA		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	1,152,000	1,152,000	
65 PARTRIDGE RD		SUPPLEMENTAL DATA				RES LAND	1010	1,830,100	1,830,100			
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 6321 Total Acres 18.6 Chapter Lan GIS ID F_879197_2836305				Cyclical 9 Exemption W District Res Exem Assoc Pid#		RESIDNTL	1010	230,100	230,100	
Total										3,212,200	3,212,200	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FITZGIBBONS STEPHEN	LCC	109318	07-14-2006	U	I	2,500,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
HINKLEY RLTY NOMINEE TRUST	15160	0078	05-08-1997	U	I	100	1F	2023	1010	1,103,000	2022	1010	983,700	2021	1010	898,100
HINKLEY CLARK & JANE	LCC	85731	12-23-1993	Q	I	1,200,000	00		1010	1,592,300		1010	1,018,200		1010	906,600
Total										2,786,800			2,093,400			1,896,200

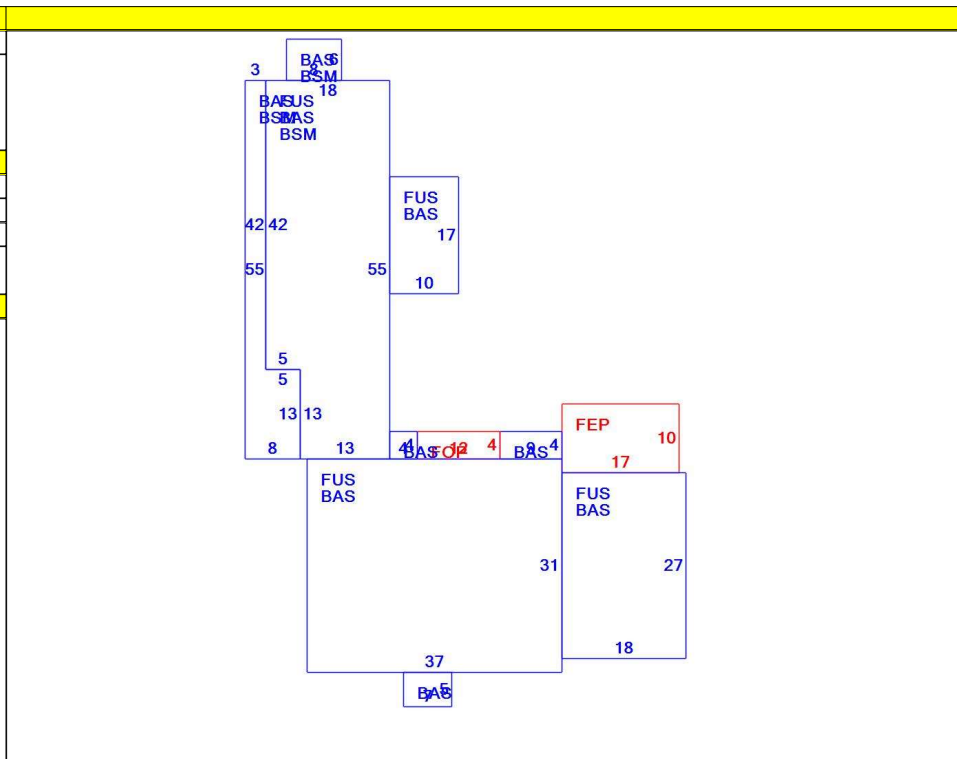
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
			Total				0.00											

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name	B		Tracing	Batch							
0090												
NOTES										Appraised Bldg. Value (Card)		1,152,000
ANTIQUE CIRCA 1640/PARTIAL CENTRAL AC										Appraised Xf (B) Value (Bldg)		0
										Appraised Ob (B) Value (Bldg)		230,100
										Appraised Land Value (Bldg)		1,830,100
										Special Land Value		0
										Total Appraised Parcel Value		3,212,200
										Valuation Method		C
										Total Appraised Parcel Value		3,212,200

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
BPO-21-356	12-14-2021	AD	Addition	160,945	04-11-2022	100		DEM POOL & REPLACE W/ 20X		04-11-2022	SJT	5		21	Field Review + GIS
QPO-20-12	10-07-2020	RM	Remodel	30,000		100		Remove 2-6' doors. Install new h		04-12-2013	VGS			20	Field Review
162	06-01-2007	AD	Addition	52,000	06-06-2008	100		10X16 PRCH&2ND FL AD		06-06-2008	K-B		1	00	Measure & Listed
15220	11-23-1998	NC	New Construct	16,000	05-21-1999	100		18X18 POOL SHED							
15184	10-29-1998	NC	New Construct	22,000	05-21-1999	100		18X46 HTD GUNITPOOL							
14201	08-29-1996	AD	Addition	80,000	06-02-1998	100		17X27 2 STRY/SCPORCH							
13120	03-16-1994	AD	Addition	102,000		100		2 STY ADD AND OTHER							

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	VIEW RELATES TO PONDS O		V110,ES95	1.0450	33.48	1,339,100
1	1010	Single Family	RC	Residual	14.960	AC	35,000.00	0.24576	5	1.00	0090	3.661	LAND TABLE ADJ. DUE TO SIZ		1.0000	0.72	471,100	
1	1010	Single Family	O	Undevelop	2.720	AC	2,000.00	1.00000	0	1.00	0090	3.661			1.0000	0.17	19,900	
Total Card Land Units					18.60	AC	Parcel Total Land Area					18.60	Total Land Value					1,830,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	1203	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	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	04	Hip	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	03	Plaster	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		1,129,540
Interior Floor 2			Replace Cost		50,240
Heat Fuel	03	Gas	Year Built		1,179,780
Heat Type	04	Forced Air-Duc	Effective Year Built		1843
AC Type	03	Central	Depreciation Code		2003
Bedrooms	5		Remodel Rating		E
Full Baths	5		Year Remodeled		
Half Baths	1		Depreciation %		18
Extra Fixtures	3		Functional Obsol		
Total Rooms	10		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		82
Extra Openings	5		Cns Sect Rcnd		967,400
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	03	Stone	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1203		Cost to Cure Ovr Comment		

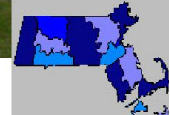


OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
BRN5	Barn - 2 Story	L	1,260	69.00	1980	A	70	B	1.50	91,300
SHD1	Shed	L	540	21.00	1980	A	70	C	1.00	7,900
SPL2	Ing Pool-Good	L	800	89.00	2021	G	85	A	2.00	121,000
PTO	Patio	L	200	15.00	2000	A	70	C	1.00	2,100
SPL3	Ing Hot Tub	L	64	72.00	2021	G	85	A	2.00	7,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,093	3,093	3,093	183.04	566,143
BSM	Basement	0	1,203	241	36.67	44,113
FEP	Finished Enclosed Porch	0	170	102	109.82	18,670
FOP	Open Porch	0	48	7	26.69	1,281
FUS	Finished Upper Story	2,728	2,728	2,728	183.04	499,333
Ttl Gross Liv / Lease Area		5,821	7,242	6,171		1,129,540



154 WASHINGTON ST



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
FITZGIBBONS STEPHEN			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	
FITZGIBBONS LISA OLEA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,152,000	1,152,000	
65 PARTRIDGE RD		SUPPLEMENTAL DATA			RES LAND	1010	1,830,100	1,830,100		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 6321 Total Acres 18.6 Chapter Lan GIS ID F_879197_2836305			Cyclical 9 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	230,100	230,100	
						Total		3,212,200	3,212,200	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FITZGIBBONS STEPHEN		LCC 109318	07-14-2006	U	I	2,500,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
HINKLEY RLTY NOMINEE TRUST		15160 0078	05-08-1997	U	I	100	1F	2023	1010	1,103,000	2022	1010	983,700	2021	1010	898,100
HINKLEY CLARK & JANE		LCC 85731	12-23-1993	Q	I	1,200,000	00		1010	1,592,300		1010	1,018,200		1010	906,600
									1010	91,500		1010	91,500		1010	91,500
						Total		2,786,800		Total		2,093,400		Total		1,896,200

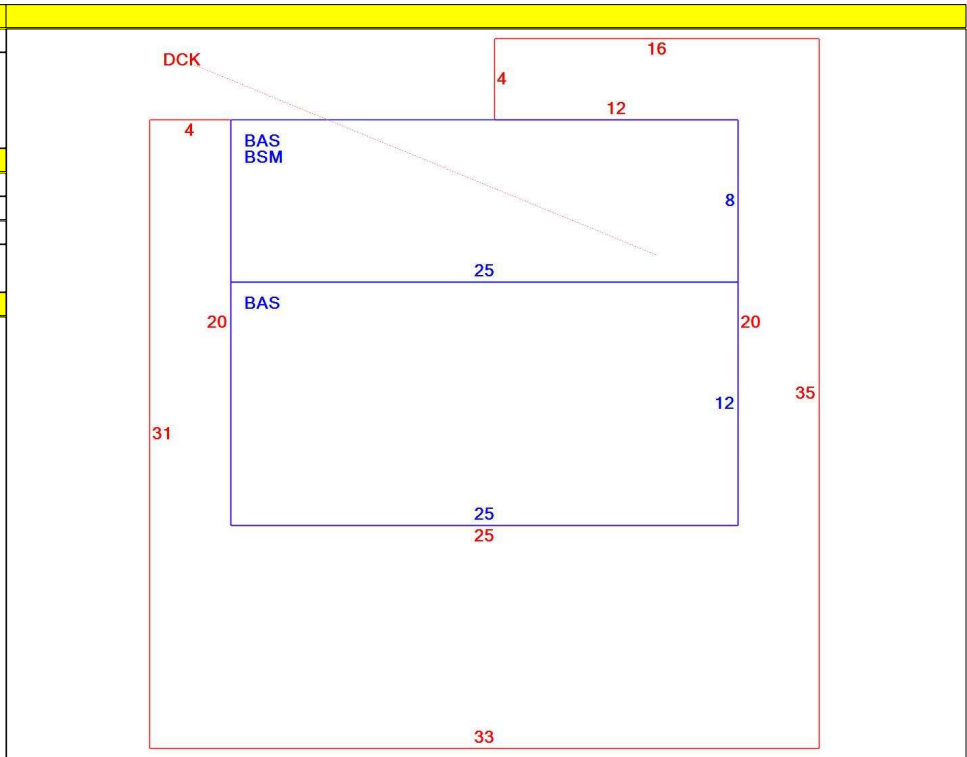
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
Total				0.00								

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY						
Nbhd	Nbhd Name	B	Tracing	Batch						
0090										
NOTES				VISIT / CHANGE HISTORY						
FUNC.ADJ.FOR BASEMENT ISSUE AND KITCHETT				Date	Id	Type	Is	Cd	Purpose/Result	
				Appraised Bldg. Value (Card)				1,152,000		
				Appraised Xf (B) Value (Bldg)				0		
				Appraised Ob (B) Value (Bldg)				230,100		
				Appraised Land Value (Bldg)				1,830,100		
				Special Land Value				0		
				Total Appraised Parcel Value				3,212,200		
				Valuation Method				C		
				Total Appraised Parcel Value				3,212,200		

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

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	1010	Single Family			0.000 AC	0.00	1.00000	0	1.00	0090	3.661		0.0000	0.00	0	
Total Card Land Units					0.00 AC	Parcel Total Land Area					18.60	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	200	
Model	01	Residential	Bsmt Type	00	N/A
Grade	08	Excellent	Unfin Area	0.00	
Stories	1		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	11	Ceramic			194,932
Interior Floor 2			Net Other Adj		10,150
Heat Fuel	00	None	Replace Cost		205,083
Heat Type	01	None	Year Built		1998
AC Type	01	None	Effective Year Built		2011
Bedrooms	0		Depreciation Code		E
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	10	
Total Rooms	1		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor	1.000	
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good	90	
Gas Fireplaces	0		Cns Sect Rcnd		184,600
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	200		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	
BAS	First Floor	500	500	500	325.43	162,715	
BSM	Basement	0	200	40	65.09	13,017	
DCK	Deck	0	587	59	32.71	19,200	
Ttl Gross Liv / Lease Area		500	1,287	599		194,932	



154 WASHINGTON ST

