

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
FISHER-BAILEY CHRISTINA		0	Water	0	Two-Way	0	Average	Description	Code		Appraised	Assessed
FISHER-BAILEY BRADY		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		838,300	838,300
25 BAYBERRY LN		SUPPLEMENTAL DATA				RES LAND	1010	491,300	491,300			
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2872 Total Acres .63 Chapter Lan		Cyclical 9 Exemption W District Res Exem				RESIDNTL	1010	45,000	45,000	
GIS ID F_879061_2835299		Assoc Pid#				Total				1,374,600	1,374,600	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FISHER-BAILEY CHRISTINA		48720 0227	07-28-2017	Q	I	1,050,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
STOUT ANDREW F		44623 0328	08-11-2014	U	I	500,000	1	2023	1010	643,100	2022	1010	529,300	2021	1010	526,000
MACCALLUM ROBERT G & PRISCILLA B		3261 0008	01-01-2001	U	I	0	1		1010	584,300		1010	451,700		1010	368,900
									1010	33,800		1010	33,800		1010	33,800
								Total		1,261,200	Total		1,014,800	Total		928,700

EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
			0.00															
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name		B		Tracing			Batch			Appraised Bldg. Value (Card)					838,300		
0080											Appraised Xf (B) Value (Bldg)					0		
										Appraised Ob (B) Value (Bldg)					45,000			
										Appraised Land Value (Bldg)					491,300			
										Special Land Value					0			
										Total Appraised Parcel Value					1,374,600			
										Valuation Method					C			
										Total Appraised Parcel Value					1,374,600			

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
2017-322	10-04-2017	RM	Remodel	50,000	05-16-2018	100		REMODEL BARN, REPLACE AL		05-16-2018	JLF	5	1	07	Measure - Info @ Door
2014-321	10-28-2014	AD	Addition	157,500	07-27-2015	100		480' PORCH WITH 344' OF LIVI		08-13-2015	JLF	5	1	00	Measure & Listed
2014-303	10-10-2014	NC	New Construct		07-27-2015	100		FOUNDATION ONLY FOR A SC		07-27-2015	JLF	5		01	Measure - No Entry
2014-248	08-21-2014	DM	Demolish	11,000	07-27-2015	100		DEMO & REBUILD REAR SECTI		04-12-2013	VGS			20	Field Review
										09-01-1999	BSB		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	27,443 SF	11.91	1.00000	5	1.00	0080	1.503	IRREGULAR SHAPE			1.0000	17.90	491,300	
Total Card Land Units					0.63	AC	Parcel Total Land Area					0.63	Total Land Value					491,300

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	1050	
Model	01	Residential	Bsmt Type	03	
Grade	10	Custom +	Unfin Area	0.00	Partial
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			Owne
Exterior Wall 2					B
Roof Structure	03	Gable			S
Roof Cover	03	Asphalt	Adjust Type	Code	Description
Interior Wall 1	05	Drywall	Condo Flr		Factor%
Interior Wall 2			Condo Unit		
Interior Floor 1	12	Hardwood	COST / MARKET VALUATION		
Interior Floor 2					
Heat Fuel	02	Oil	Net Other Adj		934,621
Heat Type	05	Hot Water	Replace Cost		28,905
AC Type	03	Central	Year Built		963,525
Bedrooms	4		Effective Year Built		1886
Full Baths	2		Depreciation Code		2008
Half Baths	1		Remodel Rating		R
Extra Fixtures	2		Year Remodeled		
Total Rooms	8		Depreciation %		13
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	0		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		87
Sq Ft Fin Bsmt			Cns Sect Rcnd		838,300
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1050		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	720	52.00	1980	E	100	C	1.00	37,400
SHD1	Shed	L	360	21.00	1980	E	100	C	1.00	7,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,584	1,584	1,584	302.66	479,417
BSM	Basement	0	1,050	210	60.53	63,559
FNS	Finished 90% Story	418	464	418	272.66	126,513
FOP	Open Porch	0	40	6	45.40	1,816
FUS	Finished Upper Story	870	870	870	302.66	263,316
Ttl Gross Liv / Lease Area		2,872	4,008	3,088		934,621

FOP	10	4
BAS		7
	10	
BAS		6
BSM		
	30	
FUS		
BAS		29
BSM		
	30	
FNS		
BAS		16
	29	

