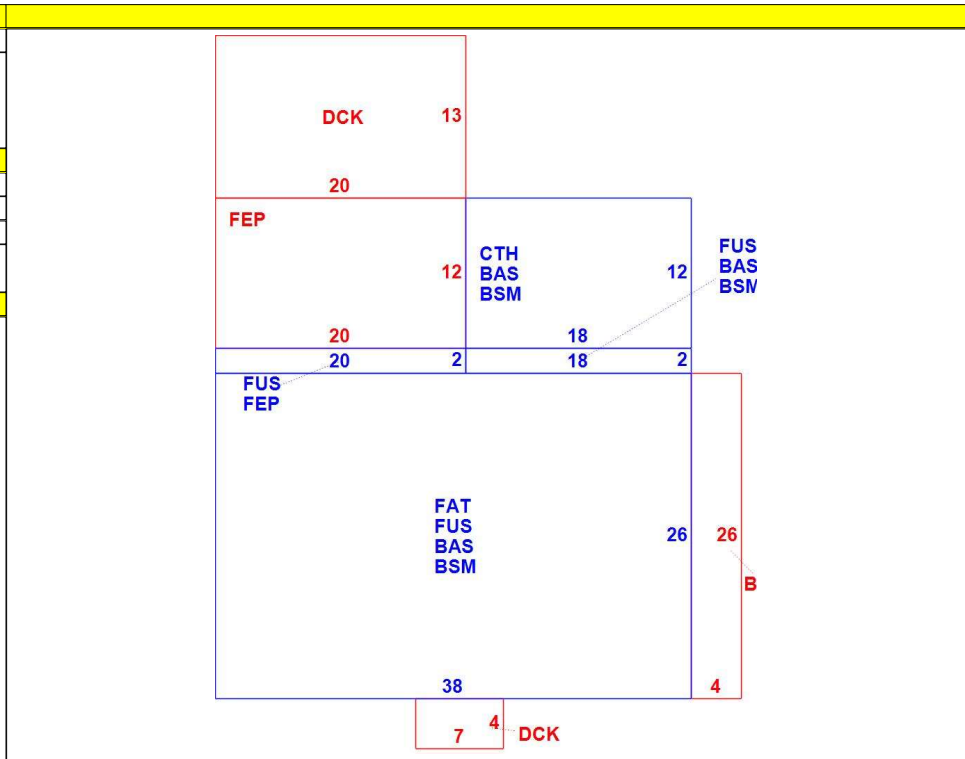


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA					
JOHN B FITZSIMMONS TRUSTEE JOHN B FITZSIMMONS LIVING TRUS PO BOX 1004 DUXBURY MA 02331				0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed						
				0	Septic	0	Gravel	0	Average	RESIDENTL	1010	575,000	575,000						
				0		0	Medium			RES LAND	1010	592,900	592,900						
SUPPLEMENTAL DATA																			
Alt Prcl ID						Cyclical		9											
Scnd Home						Exemption													
Tax Class T						W													
Tot Fin Area 2600						District													
Total Acres 3.210						Res Exem													
Chapter Lan																			
GIS ID F_878142_2835760						Assoc Pid#													
											Total	1,167,900	1,167,900						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
JOHN B FITZSIMMONS TRUSTEE				51882	53	10-31-2019		Q	I	865,000		00	Year	Code	Assessed	Year	Code	Assessed	
NARLEE DANA P				20020	0126	06-15-2001		Q	I	550,000		00	2023	1010	439,800	2022	1010	403,300	
																	2021	1010	357,800
																		1010	478,600
											Total	1,178,100	Total	977,600	Total	836,400			
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																			
Nbhd		Nbhd Name		B		Tracing		Batch											
0080																			
NOTES																			
														Appraised Bldg. Value (Card)		575,000			
														Appraised Xf (B) Value (Bldg)		0			
														Appraised Ob (B) Value (Bldg)		0			
														Appraised Land Value (Bldg)		592,900			
														Special Land Value		0			
														Total Appraised Parcel Value		1,167,900			
														Valuation Method		C			
														Total Appraised Parcel Value		1,167,900			
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		
QP-19-310	12-09-2019	MN		35,913		100		18 WINDOWS				05-12-2020	SJD	9		20	Field Review		
13387	08-26-1994	NC	New Construct	8,000	09-30-1995	100		14X20 PCH, 13X20DK				04-12-2013	VGS			20	Field Review		
											09-24-2008	BSB			01	Measure - No Entry			
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	0080	1.503			13.15	526,100				
1	1010	Single Family	RC	Residual	2.292	AC 35,000.00	0.55414	5	1.00	0080	1.503			0.67	66,800				
Total Card Land Units					3.21	AC	Parcel Total Land Area					3.21	Total Land Value			592,900			

VISION

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1344	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	520				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	1344				
CONDO DATA					
Parcel Id		C		Owne	
				B S	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
				617,282	
Net Other Adj				43,645	
Replace Cost				660,927	
Year Built				1980	
Effective Year Built				2008	
Depreciation Code				E	
Remodel Rating					
Year Remodeled					
Depreciation %		13			
Functional Obsol					
External Obsol					
Trend Factor		1.000			
Condition					
Condition %					
Percent Good		87			
Cns Sect Rcnd		575,000			
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,240	1,240	1,240	199.90	247,872
BSM	Basement	0	1,344	269	40.01	53,772
CTH	Cathedral Ceiling	0	216	22	20.36	4,398
DCK	Deck	0	288	29	20.13	5,797
FAT	Finished Attic	296	988	296	59.89	59,170
FEP	Finished Enclosed Porch	0	280	168	119.94	33,583
FUS	Finished Upper Story	1,064	1,064	1,064	199.90	212,690
Ttl Gross Liv / Lease Area		2,600	5,420	3,088		617,282

