

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
FURCINITO PAUL D FURCINITO ALISON 17 STETSON PLACE DUXBURY MA 02332			0	Water	0	Private	0	Average	Description	Code		Appraised	Assessed
			0	No Sewer	0	Paved	0	Average	RESIDNTL	1090		1,765,100	1,765,100
			SUPPLEMENTAL DATA			0	Light			RES LAND		1090	1,242,000
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 5452 Total Acres .8 Chapter Lan GIS ID F_880628_2838322			Cyclical Exemption W District Res Exem			8		RESIDNTL	1090	54,800	54,800		
									Total		3,061,900	3,061,900	

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FURCINITO PAUL D	LCC	108939	04-25-2006	Q	I	1,180,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
LADD VIRGINIA TRS	LCC	107932	09-12-2005	U	I	100	1F	2023	1090	1,445,700	2022	1090	1,322,700	2021	1090	1,177,600	
LADD VIRGINIA	LCC	90495	10-31-1996	Q	I	450,000	00		1090	1,084,800		1090	744,600		1090	621,600	
										1090	33,900		1090	33,900		1090	33,900
									Total		2,564,400	Total		2,101,200	Total		1,833,100

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					Appraised Bldg. Value (Card)						1,765,100	
					Appraised Xf (B) Value (Bldg)						0	
					Appraised Ob (B) Value (Bldg)						54,800	
					Appraised Land Value (Bldg)						1,242,000	
					Special Land Value						0	
					Total Appraised Parcel Value						3,061,900	
					Valuation Method						C	
					Total Appraised Parcel Value						3,061,900	

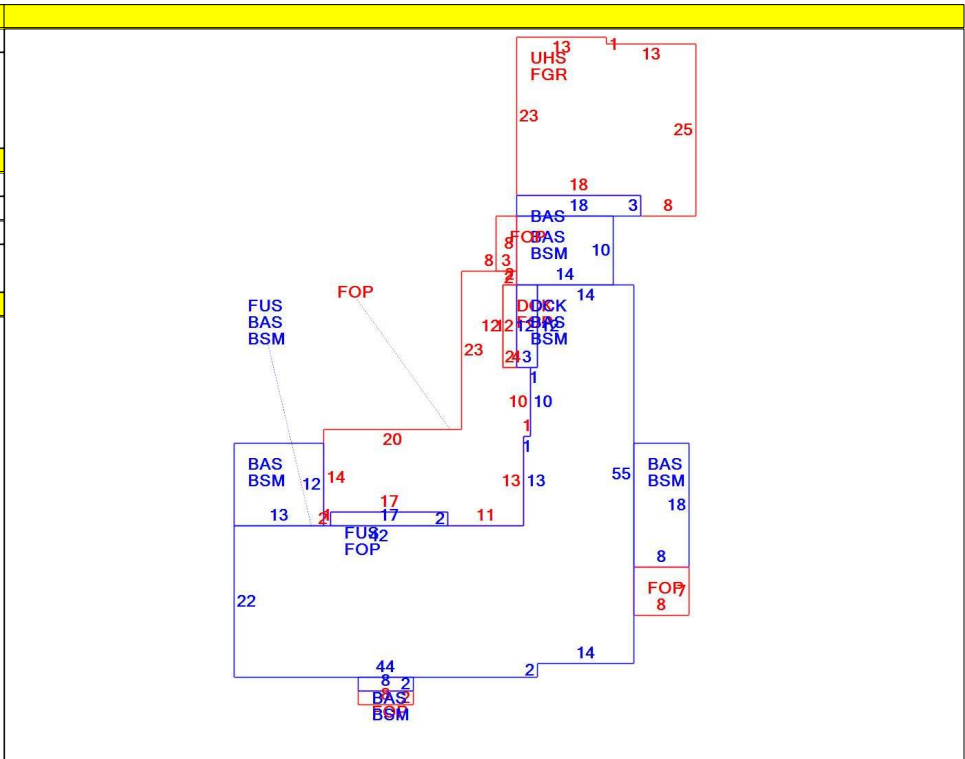
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
294	10-06-2008	MS	Miscellaneous	30,000		100		19X38 INGRD H G POOL AME		04-12-2013	VGS			20	Field Review
286	09-24-2008	MS	Miscellaneous	30,000		100		15X20, UNH S POOLHOUS		10-01-2012	KP	6		30	Quality Control
33	01-14-2008	NC	New Construct	430,000		100		4905' SIN FM, 650' P, W		05-23-2010	KP		1	00	Measure & Listed
32	01-14-2008	RM	Remodel	85,000		100		GUESTH, NOKITCH, 1944'							
31	01-14-2008	DM	Demolish	1,100		100		SECTION EX STRUCTURE							
469	10-30-2002	MN	Maintenance	7,500		100		STRIP & REROOF							
14406	03-11-1997	AD	Addition	6,000	05-05-1998	100		15X8 CONNECTOR							

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	34,848	SF	9.74	1.00000	5	1.00	0090	3.661		1.0000	35.64	1,242,000
Total Card Land Units					0.80	AC	Parcel Total Land Area					0.80	Total Land Value			1,242,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2266	
Model	01	Residential	Bsmt Type	04	
Grade	10	Custom +	Unfin Area	304.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	04	Hip			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	5				
Full Baths	3				
Half Baths	2				
Extra Fixtures	5				
Total Rooms	10				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	2				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1275				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	2266				

CONDO DATA				
Parcel Id		C	Owne	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Net Other Adj	1,352,776
Replace Cost	126,434
Year Built	2008
Effective Year Built	2014
Depreciation Code	E
Remodel Rating	
Year Remodeled	
Depreciation %	7
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	93
Cns Sect Rcnd	1,375,700
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
SPL2	Ing Pool-Good	L	725	89.00	2009	G	85	C	1.00	54,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,320	2,320	2,320	265.82	616,711
BSM	Basement	0	2,266	453	53.14	120,418
DCK	Deck	0	60	6	26.58	1,595
FGR	Garage	0	609	244	106.50	64,861
FOP	Open Porch	0	705	106	39.97	28,177
FUS	Finished Upper Story	1,808	1,808	1,808	265.82	480,609
UHS	Unfinished Half Story	0	609	152	66.35	40,405
Ttl Gross Liv / Lease Area		4,128	8,377	5,089		1,352,776



11 BUMBLEBEE LN

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
FURCINITO PAUL D			0 Water	0 Private	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
FURCINITO ALISON			0 No Sewer	0 Paved	0 Average	RESIDNTL	1090	1,765,100	1,765,100	
17 STETSON PLACE		SUPPLEMENTAL DATA			RES LAND	1090	1,242,000	1,242,000		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 5452 Total Acres .8 Chapter Lan GIS ID F_880628_2838322			Cyclical Exemption W District Res Exem	8	RESIDNTL	1090	54,800	
						Total		3,061,900	3,061,900	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FURCINITO PAUL D	LCC	108939	04-25-2006	Q	I	1,180,000	00	Year	Code	Assessed	Year	Code	Assessed
LADD VIRGINIA TRS	LCC	107932	09-12-2005	U	I	100	1F	2023	1090	1,445,700	2022	1090	1,322,700
LADD VIRGINIA	LCC	90495	10-31-1996	Q	I	450,000	00		1090	1,084,800		1090	744,600
									1090	33,900		1090	33,900
Total								2,564,400	Total	2,101,200	Total	1,833,100	

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0090				

NOTES	
.95 LACK OF WORKING FIREPLACES (1 WORKING)	

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,765,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	54,800
Appraised Land Value (Bldg)	1,242,000
Special Land Value	0
Total Appraised Parcel Value	3,061,900
Valuation Method	C
Total Appraised Parcel Value	3,061,900

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

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	0090	3.661		0.0000	0.00	0
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.80	Total Land Value			0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	646	
Model	01	Residential	Bsmt Type	04	
Grade	09	Custom	Unfin Area	0.00	Full
Stories	1.65				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle	CONDO DATA		
Exterior Wall 2			Parcel Id		C
Roof Structure	03	Gable			Owne
Roof Cover	10	Wood Shingle			B
Interior Wall 1	05	Drywall			S
Interior Wall 2			Adjust Type	Code	Description
Interior Floor 1	12	Hardwood	Condo Flr		Factor%
Interior Floor 2			Condo Unit		
Heat Fuel	03	Gas	COST / MARKET VALUATION		
Heat Type	04	Forced Air-Duc			
AC Type	03	Central	Net Other Adj		440,454
Bedrooms	3		Replace Cost		34,390
Full Baths	2		Year Built		1801
Half Baths	1		Effective Year Built		2003
Extra Fixtures	1		Depreciation Code		E
Total Rooms	6		Remodel Rating		
Bath Style	02	Average	Year Remodeled		
Kitchen Style	02	Average	Depreciation %		18
Extra Kitchens	0		Functional Obsol		
Fireplaces	1		External Obsol		
Extra Openings	2		Trend Factor		1.000
Gas Fireplaces	0		Condition		
Sq Ft Fin Bsmt	0		Condition %		
FBM Quality			Percent Good		82
Foundation	03	Stone	Cns Sect Rcnld		389,400
Bsmt Garage	0		Dep % Ovr		
Bsmt Area	646		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	828	828	828	319.87	264,848	
BSM	Basement	0	646	129	63.87	41,263	
FHS	Finished Half Story	414	828	414	159.93	132,424	
FOP	Open Porch	0	40	6	47.98	1,919	
Ttl Gross Liv / Lease Area		1,242	2,342	1,377		440,454	

