

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
FAWCETT ROBERT R JR		0	Water	0	Private	0	Average	Description	Code	Appraised	Assessed
FAWCETT MARIA A		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	2,227,200	2,227,200
363 WASHINGTON ST		SUPPLEMENTAL DATA				0	Light	RES LAND	1010	4,639,900	4,639,900
DUXBURY MA 02332		Alt Prcl ID		Cyclical		8		RESIDNTL	1010	107,000	107,000
		Scnd Home		Exemption		W					
		Tax Class T		District		Res Exem					
		Tot Fin Area 6056		Assoc Pid#							
		Total Acres 3.117									
		Chapter Lan									
		GIS ID F_881438_2838555									
								Total		6,974,100	6,974,100

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)											
FAWCETT ROBERT R JR		49223	0147	11-27-2017	U	I	4,100,000	1	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed		
VINAL ARTHUR H JR & PAIGE M TRS		17084	0044	01-26-1999	Q	I	1,440,000	00	2023	1010	1,682,500	2022	1010	1,535,100	2021	1010	1,244,100		
										1010	4,661,800			1010	3,939,900			1010	3,327,700
										1010	67,900			1010	67,900			1010	67,900
										Total		6,412,200	Total		5,542,900	Total		4,639,700	

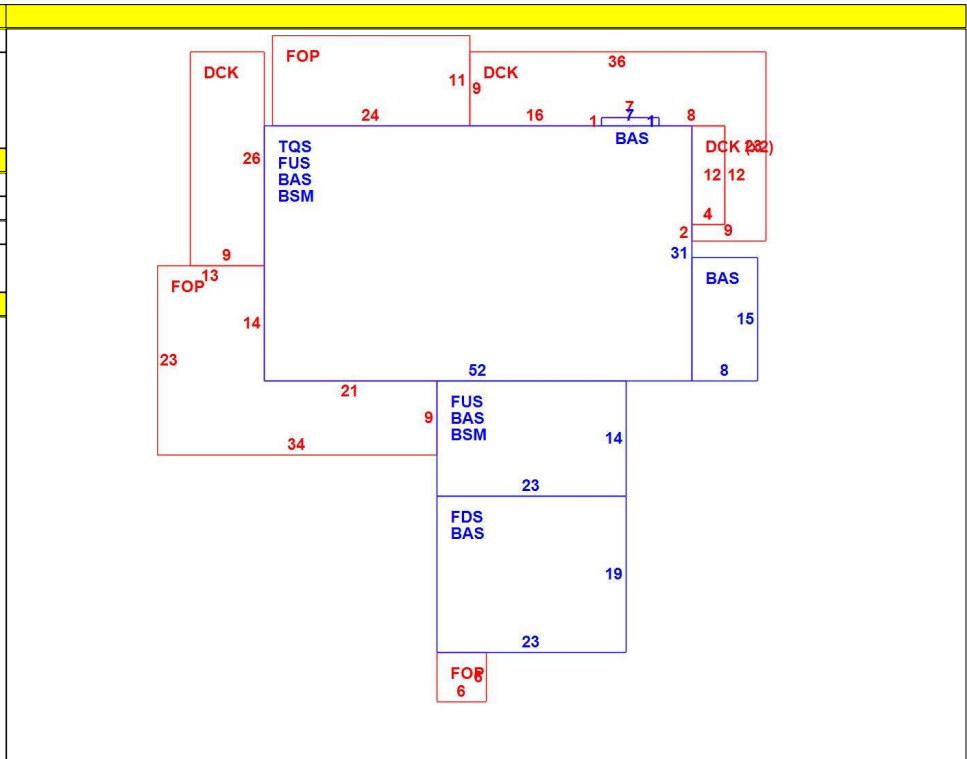
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name	B		Tracing		Batch						
0090								Appraised Bldg. Value (Card)				2,227,200
								Appraised Xf (B) Value (Bldg)				0
								Appraised Ob (B) Value (Bldg)				107,000
								Appraised Land Value (Bldg)				4,639,900
								Special Land Value				0
								Total Appraised Parcel Value				6,974,100
								Valuation Method				C
								Total Appraised Parcel Value				6,974,100

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
2018-437	11-29-2018	RM	Remodel	0		100	01-31-2019	REMODEL BASEMENT		06-24-2020	SJT	5		20	Field Review
2018-230	06-15-2018	MS	Miscellaneous	10,000		100		HVAC		03-26-2019	SJT	5		01	Measure - No Entry
2018-190	05-22-2018	RM	Remodel	481,000	03-26-2019	100		RM INTERIOR, CONST NEW D		07-02-2018	JLF	5		01	Measure - No Entry
2017-384	11-15-2017	RM	Remodel	40,000	07-02-2018	100		LAUNDRY RM TO EXISTING 2N		04-12-2013	VGS			20	Field Review
20010356	09-04-2001	NC	New Construct	15,000	06-28-2002	100		WLKY PLTF RAMP FLT		06-28-2002	K+D		1	00	Measure & Listed
20010042	02-13-2001	AD	Addition	40,000	06-28-2002	100		2-STORY GARAGE							
2000364	09-20-2000	NC	New Construct	5,000		100		FOUNDATION							

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	W350	3.5000	112.12	4,484,900
1	1010	Single Family	RC	Residual	1.990	AC	35,000.00	0.60201	5	1.00	0090	3.661		1.0000	1.77	153,500
1	1010	Single Family		Undevelop	0.210	AC	2,000.00	1.00000	0	1.00	0090	3.661		1.0000	0.16	1,500
Total Card Land Units					3.12	AC	Parcel Total Land Area					3.12	Total Land Value			4,639,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1934	
Model	01	Residential	Bsmt Type	04	
Grade	14	Prime+++	Unfin Area	0.00	Full
Stories	2.65				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B 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	12	Hardwood			2,431,626
Interior Floor 2			Net Other Adj		70,800
Heat Fuel	03	Gas	Replace Cost		2,502,426
Heat Type	04	Forced Air-Duc	Year Built		1945
AC Type	03	Central	Effective Year Built		2010
Bedrooms	6		Depreciation Code		R
Full Baths	4		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %		11
Total Rooms	11		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	0		Percent Good		89
Gas Fireplaces	0		Cns Sect Rcnd		2,227,200
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	03	Stone	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1934		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
BRN1	Barn - 1 Story	L	1,192	39.00	1975	A	70	C	1.00	32,500
FGR5	Garage - 2 Sto	L	925	91.00	2001	A	70	C	1.00	58,900
DCK	Dock	L	330	45.00	2002	A	70	B	1.50	15,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,498	2,498	2,498	366.54	915,617
BSM	Basement	0	1,934	387	73.35	141,851
DCK	Deck	0	725	73	36.91	26,757
FDS	Finished 95% Story	415	437	415	348.09	152,114
FOP	Open Porch	0	788	118	54.89	43,252
FUS	Finished Upper Story	1,934	1,934	1,934	366.54	708,888
TQS	Three Quarter Story	1,209	1,612	1,209	274.91	443,147
Ttl Gross Liv / Lease Area		6,056	9,928	6,634		2,431,626

