

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
FRATUS JOSEPH ROBERT & CHERIE		0	Water	0	Two-Way	0	Average	Description	Code			Appraised	Assessed		
FRATUS FAMILY REVOC LIVING TRU		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010			495,400	495,400		
PO BOX 1751				0	Medium			RES LAND	1010			489,900	489,900		
DUXBURY MA 02331		SUPPLEMENTAL DATA					RESIDNTL	1010	23,200	23,200					
Alt Prcl ID		Cyclical			7										
Scnd Home		Exemption													
Tax Class T		W													
Tot Fin Area 1944		District													
Total Acres 1.493		Res Exem													
Chapter Lan															
GIS ID F_874470_2834889		Assoc Pid#													
		Total		1,008,500		1,008,500									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
FRATUS JOSEPH ROBERT & CHERIE LE		57415 197	11-14-2022	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed		
FRATUS JOSEPH R		41709 0335	07-27-2012	U	I	455,000	1V	2023	1010	373,800	2022	1010	314,400		
VONSTACKELBERG CHARLES A & NAN		37604 0278	08-21-2009	U	I	1	1F		1010	478,600		1010	384,800		
VONSTACKELBERG DUXBURY RLTY TR		15160 0130	05-08-1997	U	I	1	1		1010	16,600		1010	16,600		
VONSTACKELBERG CHRALES A		14022 0264	12-14-1995	Q	I	215,000	00	Total		869,000	Total		715,800		
		Total						Total		622,300	Total		622,300		
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									
0070															
NOTES															
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-21-306	07-12-2021	RM	Remodel	29,000		100	08-06-2021	REMDL KITCHEN	05-22-2019	SJT	5		01	Measure - No Entry	
2018-202	05-30-2018	AD	Addition	40,000	05-22-2019	100		24' X 24' ATTACHED GARAGE	08-30-2018	JLF	5		30	Quality Control	
									04-12-2013	VGS			20	Field Review	
									01-03-2012	KP		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	40,000 SF	8.75	1.00000	5	1.00	0070	1.389	NEXT TO MILEPOST	E95	0.9500	461,900
1	1010	Single Family	RC	Residual	0.575 AC	35,000.00	1.00000	5	1.00	0070	1.389			1.0000	28,000
Total Card Land Units					1.49 AC	Parcel Total Land Area					1.49	Total Land Value			489,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1296	
Model	01	Residential	Bsmt Type	00	
Grade	06	Good	Unfin Area	0.00	N/A
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
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	03	Gas	Net Other Adj		582,046
Heat Type	04	Forced Air-Duc	Replace Cost		45,023
AC Type	01	None	Year Built		627,068
Bedrooms	4		Effective Year Built		1957
Full Baths	2		Depreciation Code		2000
Half Baths	0		Remodel Rating		VG
Extra Fixtures	1		Year Remodeled		
Total Rooms	8		Depreciation %		21
Bath Style	02	Average	Functional Obsol		
Kitchen Style	03	Modern	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	3		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		79
Sq Ft Fin Bsmt	450		Cns Sect Rcnld		495,400
FBM Quality	04	Above Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1296		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
SHD1	Shed	L	312	21.00	1980	A	70	C	1.00	4,600
GNR	GENERATOR	L	1	12400.00	2018	E	100	B	1.50	18,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,296	1,296	1,296	221.65	287,255
BSM	Basement	0	1,296	259	44.30	57,407
FEP	Finished Enclosed Porch	0	288	173	133.14	38,345
FGR	Garage	0	576	230	88.50	50,979
PTO	Patio	0	396	20	11.19	4,433
TQS	Three Quarter Story	648	864	648	166.24	143,627
Ttl Gross Liv / Lease Area		1,944	4,716	2,626		582,046

