

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>
FABRIZIO DAWN			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	
153 BAYRIDGE LN			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	365,500	365,500	
DUXBURY MA 02332		<b>SUPPLEMENTAL DATA</b>			0 Medium	RES LAND	1010	421,000	421,000	
Alt Prcl ID		Cyclical 7				RESIDNTL	1010	43,700	43,700	
Scnd Home		Exemption				Total				830,200
Tax Class T		W				830,200				830,200
Tot Fin Area 1480		District								
Total Acres .43		Res Exem								
Chapter Lan		Assoc Pid#								
GIS ID F_874823_2835124										

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FABRIZIO DAWN	49511	0231	02-16-2018	Q	I	550,000	00	Year	Code	Assessed	Year	Code	Assessed			
WHITNEY J BRITTON & REBECCA TT	43536	0039	08-26-2013	U	I	100	1A	2023	1010	280,900	2022	1010	231,600			
WHITNEY JAMES B	12472	0235	12-09-1993	Q	I	155,000	00		1010	411,000		1010	353,900			
									1010	27,400		1010	27,400			
Total								719,300		Total		612,900		Total		527,500

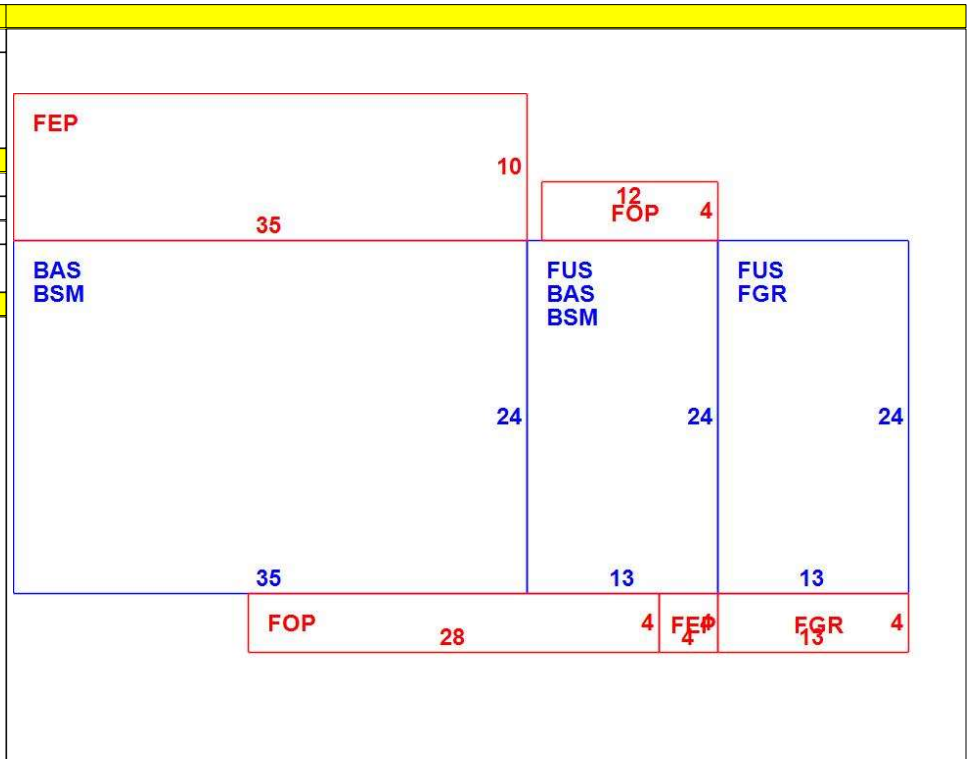
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int				
Total			0.00										

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch					
0070					Appraised Bldg. Value (Card)				365,500
					Appraised Xf (B) Value (Bldg)				0
					Appraised Ob (B) Value (Bldg)				43,700
					Appraised Land Value (Bldg)				421,000
					Special Land Value				0
					Total Appraised Parcel Value				830,200
					Valuation Method				C
					Total Appraised Parcel Value				830,200

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
QPO-21-51	03-18-2021	MN	Maintenance	5,400		100		Remove existing roof from back	10-03-2019	SJT	10		00	Measure & Listed
QP-20-1	01-02-2020	MN		13,594		100		17 WINDOWS	09-17-2018	SJD			20	Field Review
									04-12-2013	VGS			20	Field Review
									06-24-2008	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	18,731	SF	16.18	1.00000	5	1.00	0070	1.389		1.0000	22.48	421,000
Total Card Land Units					0.43	AC	Parcel Total Land Area					0.43	Total Land Value			421,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	960	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding	<b>CONDO DATA</b>		
Exterior Wall 2			Parcel Id		C
Roof Structure	03	Gable			Own
Roof Cover	03	Asphalt			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	02	Oil	<b>COST / MARKET VALUATION</b>		
Heat Type	05	Hot Water	Net Other Adj		482,700
AC Type	01	None	Replace Cost		17,940
Bedrooms	3		Year Built		500,641
Full Baths	2		Effective Year Built		1949
Half Baths	0		Depreciation Code		1994
Extra Fixtures	1		Remodel Rating		G
Total Rooms	7		Year Remodeled		
Bath Style	03	Modern	Depreciation %		27
Kitchen Style	02	Average	Functional Obsol		
Extra Kitchens	0		External Obsol		
Fireplaces	1		Trend Factor		1.000
Extra Openings	0		Condition		
Gas Fireplaces	0		Condition %		
Sq Ft Fin Bsmt	0		Percent Good		73
FBM Quality			Cns Sect Rcnld		365,500
Foundation	06	Poured Conc	Dep % Ovr		
Bsmt Garage	0		Dep Ovr Comment		
Bsmt Area	960		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
SHD1	Shed	L	210	21.00	1980	F	55	C	1.00	2,400
SPL2	Ing Pool-Good	L	578	89.00	1975	A	70	C	1.00	36,000
PTO	Patio	L	500	15.00	1980	A	70	C	1.00	5,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,152	1,152	1,152	201.46	232,083
BSM	Basement	0	1,152	230	40.22	46,336
FEP	Finished Enclosed Porch	0	366	220	121.10	44,321
FGR	Garage	0	364	146	80.81	29,413
FOP	Open Porch	0	160	24	30.22	4,835
FUS	Finished Upper Story	624	624	624	201.46	125,712
Ttl Gross Liv / Lease Area		1,776	3,818	2,396		482,700

