

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>			
ASSOCIATION, FEDERAL NATIONAL a/k/a FANNIE MAE PO BOX 809007  DALLAS TX 75265		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed						
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	402,300	402,300						
		SUPPLEMENTAL DATA		0		Medium		RES LAND	1010	421,000	421,000						
		Alt Prcl ID		Cyclical 7				RESIDNTL	1010	2,100	2,100						
		Scnd Home		Exemption				Total		825,400	825,400						
		Tax Class T		W													
		Tot Fin Area 1862		District													
		Total Acres .43		Res Exem													
		Chapter Lan		Assoc Pid#													
		GIS ID F_874955_2834963															
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
IODICE JOHN & LEAH		58180	110	08-11-2023		U	I	1		1A	Year	Code	Assessed	Year	Code	Assessed	
IODICE JOHN		58179	215	08-11-2023		Q	I	865,000		00	2023	1010	303,500	2022	1010	255,300	
ASSOCIATION, FEDERAL NATIONAL MO		51946	1	11-14-2019		U	I	453,000		1L		1010	411,000		1010	353,900	
CHASE THOMAS C		40171	0184	07-29-2011		U	I	1		1F		1010	1,400		1010	1,800	
CHASE THOMAS		38876	0175	08-23-2010		U	I	1		1F	Total		715,900	Total		611,000	
											Total		521,800	Total		521,800	
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		Appraised Bldg. Value (Card)			402,300				
0070										Appraised Xf (B) Value (Bldg)			0				
										Appraised Ob (B) Value (Bldg)			2,100				
										Appraised Land Value (Bldg)			421,000				
										Special Land Value			0				
										Total Appraised Parcel Value			825,400				
										Valuation Method			C				
										Total Appraised Parcel Value			825,400				
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-21-171	04-27-2021	RM	Remodel	35,500	03-01-2022	100		Install 2 new doors./Install 19 ne		05-11-2020	SJD	9		20	Field Review		
										09-17-2018	SJD			20	Field Review		
										04-12-2013	VGS			20	Field Review		
										05-24-2006	K+R		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	04	Cape Cod	Bsmt Area	1064	
Model	01	Residential	Bsmt Type	00	
Grade	06	Good	Unfin Area	0.00	N/A
Stories	1.75				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	02	Shed			
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	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	600				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1064				

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	180	21.00	1980	F	55	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,064	1,064	1,064	242.76	258,296
BSM	Basement	0	1,064	213	48.60	51,708
DCK	Deck	0	288	29	24.44	7,040
FEP	Finished Enclosed Porch	0	210	126	145.66	30,588
TQS	Three Quarter Story	798	1,064	798	182.07	193,722
Ttl Gross Liv / Lease Area		1,862	3,690	2,230		541,354

