

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
FERLAND CHRISTOPHER J		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
FERLAND JULIE A		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	889,200	889,200	
47 STANDISH ST				0	Medium			RES LAND	1010	476,300	476,300	
DUXBURY MA 02332		SUPPLEMENTAL DATA						RESIDNTL	1010	184,900	184,900	
Alt Prcl ID		Cyclical		9								
Scnd Home		Exemption										
Tax Class T		W										
Tot Fin Area 3156		District										
Total Acres .529		Res Exem										
Chapter Lan												
GIS ID F_878435_2833921		Assoc Pid#										
									Total	1,550,400	1,550,400	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FERLAND CHRISTOPHER J		49799 0004	05-15-2018	Q	I	1,000,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
CAMERA ANN M & CAMERA JOHN D JR		45217 0151	02-11-2015	U	I	1	1A	2023	1010	676,000	2022	1010	556,500	2021	1010	529,600
CAMERA ANN M		35125 0277	09-28-2007	U	I	1	1F		1010	565,900		1010	441,100		1010	356,200
CAMERA JOHN D JR		14470 0034	06-27-1996	U	I	216,000	1		1010	2,400		1010	2,400		1010	2,400
									Total	1,244,300	Total	1,000,000	Total		888,200	

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														

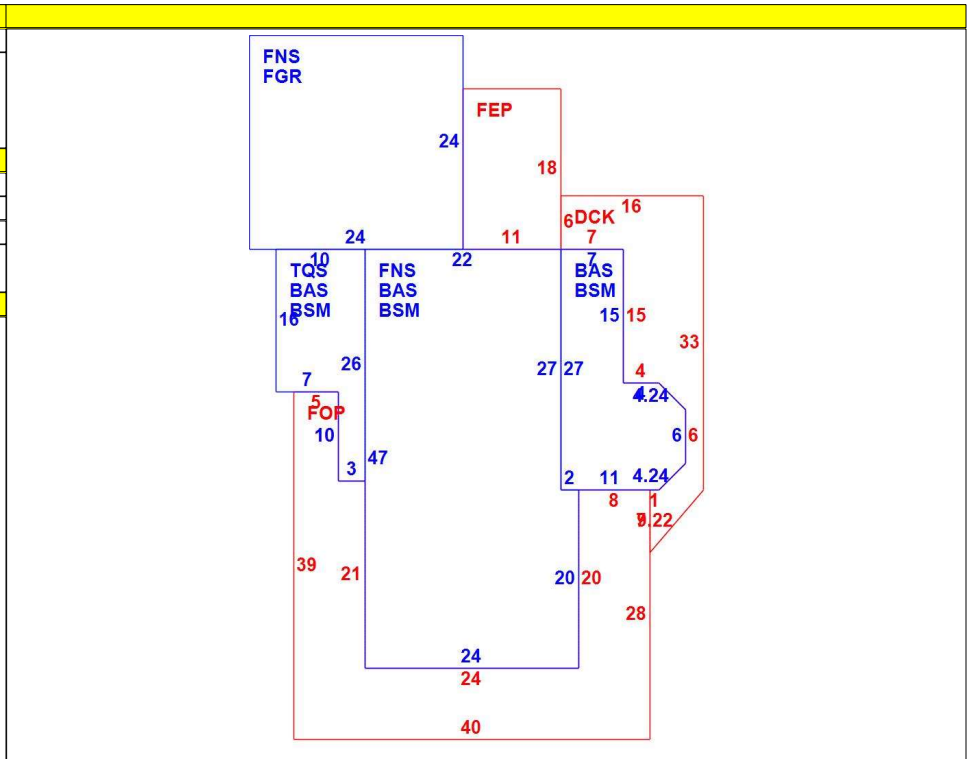
ASSESSING NEIGHBORHOOD														
Nbhd	Nbhd Name	B	Tracing	Batch										
0080														

NOTES										APPRAISED VALUE SUMMARY						
3XF=1-5FIX BATH, 2 SINK/JETTUB AND X-SINK IN LAUNDRY 4/2014 - JLF										Appraised Bldg. Value (Card)						889,200
										Appraised Xf (B) Value (Bldg)						0
										Appraised Ob (B) Value (Bldg)						184,900
										Appraised Land Value (Bldg)						476,300
										Special Land Value						0
										Total Appraised Parcel Value						1,550,400
										Valuation Method						C
										Total Appraised Parcel Value						1,550,400

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-22-265	07-13-2022	NC	New Construct	201,000	04-05-2023	100		PLAN #BA04=6X24 2 STY ACCE		04-05-2023	SJT	5		01	Measure - No Entry
QPO-20-74	08-07-2020	MN	Maintenance	25,000		100	09-18-2020	Remove/Replace cedar roof & co		01-04-2023	SJT	5		20	Field Review
2018-253	06-28-2018	RM	Remodel	150,000	04-24-2019	100	04-24-2019	KITCHEN REMODEL AND NEW		04-26-2019	SJT	5		01	Measure - No Entry
120	09-05-2012	MN	Maintenance	15,000	04-07-2014	100		STRIP & ROOF 18 SQUARES		04-07-2014	JLF	0	1	00	Measure & Listed
195	08-01-2012	MN	Maintenance	5,000	04-07-2014	100		REMOVE & REPLACE DECKIN		04-12-2013	VGS			20	Field Review
137	09-08-2010	MN	Maintenance	12,500		100		RE-ROOF 15SQUARES		10-02-2004	KP			00	Measure & Listed
110	07-13-2010	MN	Maintenance	7,500		100		ROOF							

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	23,064	SF	13.74	1.00000	5	1.00	0080	1.503		1.0000	20.65	476,300
Total Card Land Units					0.53	AC	Parcel Total Land Area					0.53	Total Land Value			476,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	1528	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	1.85				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
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			981,161
Interior Floor 2			Net Other Adj		40,950
Heat Fuel	03	Gas	Replace Cost		1,022,111
Heat Type	04	Forced Air-Duc	Year Built		1996
AC Type	03	Central	Effective Year Built		2008
Bedrooms	4		Depreciation Code		G
Full Baths	3		Remodel Rating		
Half Baths	2		Year Remodeled		
Extra Fixtures	3		Depreciation %		13
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		87
Gas Fireplaces	0		Cns Sect Rcnd		889,200
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1528		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
GHSE	GUEST HOUS	L	768	172.00	2022	A	70	A	2.00	184,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,528	1,528	1,528	248.71	380,029
BSM	Basement	0	1,528	306	49.81	76,105
DCK	Deck	0	285	29	25.31	7,213
FEP	Finished Enclosed Porch	0	198	119	149.48	29,596
FGR	Garage	0	576	230	99.31	57,203
FNS	Finished 90% Story	1,485	1,650	1,485	223.84	369,334
FOP	Open Porch	0	698	105	37.41	26,115
TQS	Three Quarter Story	143	190	143	187.19	35,566
Ttl Gross Liv / Lease Area		3,156	6,653	3,945		981,161

