

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
MORIARTY KATE E & FLETCHER RO		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
MORIARTY FLETCHER HOLDING TR		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	1,392,400	1,392,400	
20 BREWER LN				0	Medium			RES LAND	1010	1,224,000	1,224,000	VISION
SUPPLEMENTAL DATA												
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4910 Total Acres 1.435 Chapter Lan			Cyclical 9 Exemption W District Res Exem			Total		2,616,400	2,616,400	
GIS ID F_880038_2829870		Assoc Pid#										

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MORIARTY KATE E & FLETCHER ROBE		LCC 124420	11-22-2016	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
FLETCHER ROBERT S		LCC 117974	09-06-2012	Q	I	1,235,000	00	2023	1010	1,062,500	2022	1010	995,700	2021	1010	818,800	
DUFFY MARIA G & JOHN A SR TT		116884 0	12-22-2011	U	I	100	1A		1010	1,067,600		1010	727,300		1010	723,900	
DUFFY MARGARIDA PAULA TT		114218 0	01-08-2010	U	I	1	1F										
DUFFY JOHN A		111266 0	11-01-2007	Q	I	1,325,000	00										
Total								2,130,100		Total		1,723,000		Total		1,542,700	

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								This signature acknowledges a visit by a Data Collector or Assessor					
NOTES						Appraised Bldg. Value (Card)						1,392,400	
						Appraised Xf (B) Value (Bldg)						0	
						Appraised Ob (B) Value (Bldg)						0	
						Appraised Land Value (Bldg)						1,224,000	
						Special Land Value						0	
						Total Appraised Parcel Value						2,616,400	
						Valuation Method						C	
						Total Appraised Parcel Value						2,616,400	

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
2017-302	09-25-2017	RM	Remodel	47,000	05-21-2018	100		FINISH APPROXIMATELY 1000'		05-21-2018	JLF	5		01	Measure - No Entry
2016-145	05-11-2016	MS	Miscellaneous	33,358		100		INSTALL 27 PANEL ROOF MOU		04-12-2013	VGS			20	Field Review
344	07-15-2003	NC	New Construct	350,000		100		DWELLING & GARAGE		09-18-2012	SJD	9	1	00	Measure & Listed
399	09-17-2002	NC	New Construct	330,000	02-02-2004	100		101 DWELL+GAR+PRCHS		08-14-2006	KP		6	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	0090	3.661	LIMITED YARD		SH95	0.9500	30.43	1,217,300	
1	1010	Single Family	RC	Residual	0.024 AC	35,000.00	1.00000	5	1.00	0090	3.661				1.0000	2.97	3,100	
1	1010	Single Family	RC	Undevelop	0.493 AC	2,000.00	1.00000	0	1.00	0090	3.661				1.0000	0.17	3,600	
Total Card Land Units					1.44	AC	Parcel Total Land Area					1.44	Total Land Value					1,224,000

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description		
Style	03	Colonial	Bsmt Area	2136	Partial		
Model	01	Residential	Bsmt Type	03			
Grade	10	Custom +	Unfin Area				
Stories	2		CONDO DATA				
Occupancy	1		Parcel Id		C	Owne	
Exterior Wall 1	14	Wood Shingle			B	S	
Exterior Wall 2			Adjust Type	Code	Description	Factor%	
Roof Structure	03	Gable	Condo Flr				
Roof Cover	03	Asphalt	Condo Unit				
Interior Wall 1	05	Drywall	COST / MARKET VALUATION				
Interior Wall 2			Net Other Adj		1,506,356		
Interior Floor 1	12	Hardwood	Replace Cost		94,095		
Interior Floor 2	14	Carpet	Year Built		1,600,450		
Heat Fuel	03	Gas	Effective Year Built		2003		
Heat Type	05	Hot Water	Depreciation Code		2008		
AC Type	03	Central	Remodel Rating		A		
Bedrooms	5		Year Remodeled		13		
Full Baths	3		Depreciation %				
Half Baths	1		Functional Obsol				
Extra Fixtures	3		External Obsol				
Total Rooms	11		Trend Factor		1.000		
Bath Style	03	Modern	Condition				
Kitchen Style	03	Modern	Condition %		87		
Extra Kitchens	0		Percent Good		1,392,400		
Fireplaces	1		Cns Sect Rcnd				
Extra Openings	0		Dep % Ovr				
Gas Fireplaces	0		Dep Ovr Comment				
Sq Ft Fin Bsmt	1000		Misc Imp Ovr				
FBM Quality	05	Living Area	Misc Imp Ovr Comment				
Foundation	06	Poured Conc	Cost to Cure Ovr				
Bsmt Garage	0		Cost to Cure Ovr Comment				
Bsmt Area	2136						

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
SLR	Solar Panels	L	27	1050.00	2016	E	100	B	1.50	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,136	2,136	2,136	251.27	536,710
BSM	Basement	0	2,136	427	50.23	107,292
DCK	Deck	0	588	59	25.21	14,825
FGR	Garage	0	864	346	100.62	86,939
FOP	Open Porch	0	462	69	37.53	17,338
FUS	Finished Upper Story	2,764	2,764	2,764	251.27	694,506
UAT	Unfinished Attic	0	1,292	194	37.73	48,746
Ttl Gross Liv / Lease Area		4,900	10,242	5,995		1,506,356

