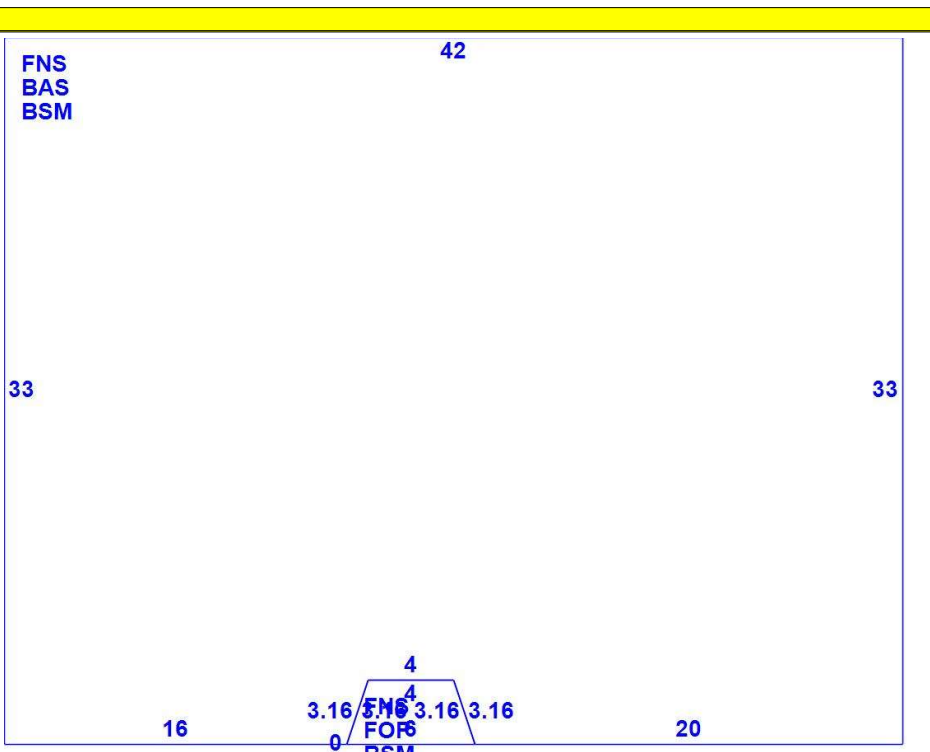


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION				
FALLON ROBERT E FALLON SHIRLEY J 296 MARSHALL ST DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed							
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	460,000	460,000							
		SUPPLEMENTAL DATA		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2547 Total Acres .79 Chapter Lan GIS ID F_881649_2830507		Cyclical 9 Exemption W District Res Exem Assoc Pid#		RES LAND	1010	1,191,400	1,191,400							
								RESIDNTL	1010	66,000	66,000							
								Total		1,717,400	1,717,400							
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
PALMISANO CHRISTOPHER FALLON ROBERT E		58060	33	06-30-2023	Q	I	1,911,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
		4000	543	07-03-1974	U	I	72,760	1	2023	1010	371,500	2022	1010	312,000	2021	1010	308,500	
										1010	1,498,900	1010	1,372,300	1010	40,700	1010	774,600	40,700
								Total		1,911,100	Total		1,725,000	Total		1,123,800		
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description		Amount	Code	Description	Number	Amount	Comm Int		APPRAISED VALUE SUMMARY							
				Total	0.00							Appraised Bldg. Value (Card) 460,000						
ASSESSING NEIGHBORHOOD																		
Nbhd		Nbhd Name		B		Tracing		Batch				Appraised Xf (B) Value (Bldg) 0						
0100												Appraised Ob (B) Value (Bldg) 66,000						
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			
										08-15-2023	SJD	9	1	00	Measure & Listed			
										10-11-2016	JLF	10	1	00	Measure & Listed			
										04-12-2013	VGS			20	Field Review			
										02-08-2008	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	34,412	SF	9.84	1.00000	5	1.00	0100	3.519			1.0000	34.62	1,191,400	
Total Card Land Units					0.79	AC	Parcel Total Land Area					0.79	Total Land Value					1,191,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1386	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.85				
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	14	Carpet			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	4				
Full Baths	2				
Half Baths	0				
Extra Fixtures	4				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	528				
FBM Quality	03	Average			
Foundation	05	Conc Block			
Bsmt Garage	0				
Bsmt Area	1386				

CONDO DATA			
Parcel Id		C	Owne
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Net Other Adj	622,788
Replace Cost	43,935
Year Built	666,723
Effective Year Built	1954
Depreciation Code	1990
Remodel Rating	A
Year Remodeled	
Depreciation %	31
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	69
Cns Sect Rcnld	460,000
Dep % Ovr	
Dep Ovr Comment	
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
SPL1	Ing Pool - Ave	L	800	64.00	1980	A	70	C	1.00	35,800
FGR1	Garage - 1 Sto	L	690	52.00	1985	A	70	C	1.00	25,100
FOP	Open Porch	L	210	35.00	1980	A	70	C	1.00	5,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,371	1,371	1,371	214.98	294,733
BSM	Basement	0	1,386	277	42.96	59,549
FNS	Finished 90% Story	1,247	1,386	1,247	193.42	268,076
FOP	Open Porch	0	15	2	28.66	430
Ttl Gross Liv / Lease Area		2,618	4,158	2,897		622,788

