

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA																					
FITZGERALD MAUREEN B				0 Water		0 Two-Way		0 Average		Description		Code				Appraised		Assessed																	
72 ANTWERP ST				0 No Sewer		0 Paved		0 Average		RESIDENTL		1010		242,300		242,300																			
MILTON MA 21860				0 Light		0 Light		0 Average		RES LAND		1010		359,800		359,800																			
SUPPLEMENTAL DATA																																			
Alt Prcl ID						Cyclical						8																							
Scnd Home 500321						Exemption						W																							
Tax Class T						District						SEAWALL 2																							
Tot Fin Area 1364						Res Exem																													
Total Acres .07						Assoc Pid#																													
Chapter Lan																																			
GIS ID F_887331_2848756																																			
Total												602,100		602,100																					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
FITZGERALD MAUREEN B				LCC 113674		08-24-2009		Q		I		330,000		00		Year		Code		Assessed		Year		Code		Assessed									
FRAGGOS JENNY G				LCC 483250		05-25-2001		U		I		0		1A		2023		1010		186,200		2022		1010		153,400		2021		1010		156,200			
																2023		1010		280,300		2022		1010		258,800		2021		1010		225,200			
Total												466,500		Total		412,200		Total		381,400															
EXEMPTIONS				OTHER ASSESSMENTS																															
Year				Code				Description				Amount				Code				Description				Number				Amount				Comm Int			
Total				0.00																															
ASSESSING NEIGHBORHOOD																																			
Nbhd				Nbhd Name				B				Tracing				Batch																			
0120																																			
NOTES																																			
This signature acknowledges a visit by a Data Collector or Assessor																																			
APPRAISED VALUE SUMMARY																																			
Appraised Bldg. Value (Card)														242,300																					
Appraised Xf (B) Value (Bldg)														0																					
Appraised Ob (B) Value (Bldg)														0																					
Appraised Land Value (Bldg)														359,800																					
Special Land Value														0																					
Total Appraised Parcel Value														602,100																					
Valuation Method														C																					
Total Appraised Parcel Value														602,100																					
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							
2014-397		12-29-2014		AD		Addition		49,450		05-09-2016		100				2ND STORY ADDITION 7.5' X 22		05-09-2016		JLF		5				01		Measure - No Entry							
																		04-12-2013		VGS						20		Field Review							
																		07-28-2010		KP		1		00		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		3,068 SF		55.95		1.00000	5	1.00	0120	2.096				1.0000		117.28	359,800												
Total Card Land Units								0.07		AC		Parcel Total Land Area								0.07		Total Land Value				359,800									

VISION

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	770	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	2				
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	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			295,867
Interior Floor 2			Net Other Adj		10,800
Heat Fuel	03	Gas	Replace Cost		306,666
Heat Type	05	Hot Water	Year Built		1955
AC Type	01	None	Effective Year Built		2000
Bedrooms	2		Depreciation Code		VG
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		21
Total Rooms	5		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		79
Gas Fireplaces	0		Cns Sect Rcnld		242,300
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	770		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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	770	770	770	167.44	128,929
BSM	Basement	0	770	154	33.49	25,786
DCK	Deck	0	259	26	16.81	4,353
FEP	Finished Enclosed Porch	0	25	15	100.46	2,512
FUS	Finished Upper Story	770	770	770	167.44	128,929
PTO	Patio	0	647	32	8.28	5,358
Ttl Gross Liv / Lease Area		1,540	3,241	1,767		295,867

