

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
FITZGIBBONS CHARLES & JAMES T FFP NOMINEE TRUST 26 AUTUMN LANE MARSHFIELD MA 02050		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	601,600	601,600
				0	Light			RES LAND	1010	1,473,700	1,473,700
SUPPLEMENTAL DATA											
		Alt Prcl ID	Cyclical		8						
		Scnd Home	Exemption		W						
		Tax Class	District		SEAWALL 2 G1 OF						
		Tot Fin Area	Res Exem								
		Total Acres	Assoc Pid#								
		Chapter Lan									
		GIS ID	F_887211_2852059								
									Total	2,075,300	2,075,300

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
FITZGIBBONS CHARLES & JAMES TT		20005 0246	06-13-2001	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	
FITZGIBBONS CHARLES E TRUSTEE		9579 0280	05-20-1993	Q	I	425,000	00	2023	1010	455,900	2022	1010	432,300	
								1010	1,165,700		2021	1010	374,300	
												1010	868,700	
									Total	1,621,600	Total	1,411,900	Total	1,243,000

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
			Total					0.00

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	601,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	1,473,700
Special Land Value	0
Total Appraised Parcel Value	2,075,300
Valuation Method	C
Total Appraised Parcel Value	2,075,300

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0120			

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
QPO-20-37	05-15-2020	MN	Maintenance	18,688		100	06-25-2020	STRIP & REROOF	07-30-2018	JLF	5		01	Measure - No Entry
2016-28	02-01-2016	BP	Bldg Permit	14,500	07-30-2018	100		REMOVE & REPLACE 26' X 8' D	08-08-2013	BH			01	Measure - No Entry
2013-48	03-20-2013	MN	Maintenance	3,500	08-08-2013	100		IN CONJUNCTION W/BP-2013-1	04-12-2013	VGS			20	Field Review
2013-16	01-23-2013	RM	Remodel	90,000	08-08-2013	100		REMODEL/REFUBISH EXISTIN	09-25-1999	K&B		1	00	Measure & Listed
506	10-20-2004	MS	Miscellaneous	10,000	08-08-2013	100		RE ROOF						
263	05-22-2003	MN	Maintenance	15,000	08-08-2013	100		VINYL SIDING						
12432	07-10-1992	NC	New Construct	4,000	01-01-1993	100		8X20 DECK + STAIRS						

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	8,712 SF	29.35	1.00000	5	1.00	0120	2.096		W275	2.7500	169.16	1,473,700
Total Card Land Units					0.20	AC	Parcel Total Land Area					0.20	Total Land Value			1,473,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1293	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2.5				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
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					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	5				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	9				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	1293				

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

COST / MARKET VALUATION	
Net Other Adj	732,711
Replace Cost	28,800
Year Built	761,511
Effective Year Built	1983
Depreciation Code	2000
Remodel Rating	G
Year Remodeled	
Depreciation %	21
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	79
Cns Sect Rcnd	601,600
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,291	1,291	1,291	215.44	278,133
BSM	Basement	0	1,291	258	43.05	55,584
FHS	Finished Half Story	587	1,174	587	107.72	126,463
FOP	Open Porch	0	16	2	26.93	431
FSP	Screened Porch	0	159	32	43.36	6,894
FUS	Finished Upper Story	1,194	1,194	1,194	215.44	257,235
WDK	Deck	0	368	37	21.66	7,971
Ttl Gross Liv / Lease Area		3,072	5,493	3,401		732,711

