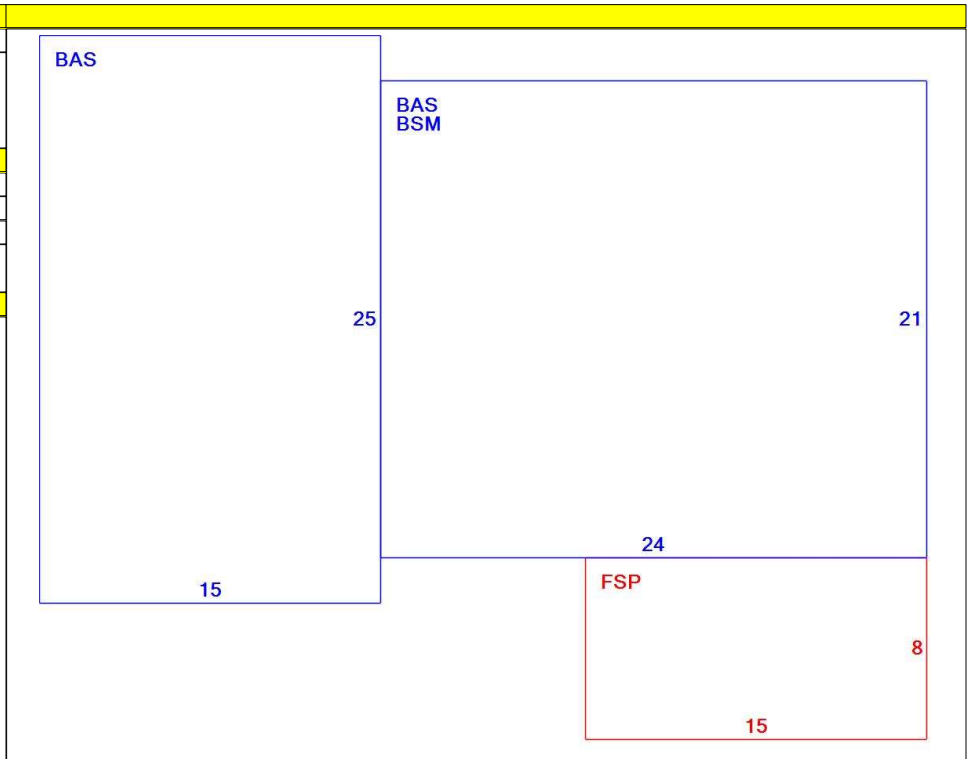


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA							
FLETCHER NANCY L (L/E) 749 CONGRESS ST DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed		79,900 79,900 371,000 371,000								
		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	79,900	79,900										
		0		0	Heavy	0		RES LAND	1010	371,000	371,000		VISION								
		SUPPLEMENTAL DATA						Total		450,900	450,900										
		Alt Prcl ID		Cyclical		1															
		Scnd Home		Exemption																	
		Tax Class T		W																	
		Tot Fin Area 879		District																	
		Total Acres 1.518		Res Exem																	
		Chapter Lan																			
		GIS ID F_858612_2848264		Assoc Pid#																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
FLETCHER THOMAS D JR TT				57667	25	02-10-2023		U	I	1		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
FLETCHER NANCY L (L/E)				35511	0344	01-17-2008		U	I	1		1F	2023	1010	86,000	2022	1010	75,000	2021	1010	74,300
													1010	385,800		1010	318,000		1010	265,000	
				Total								Total		471,800	Total		393,000	Total		339,300	
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		APPRAISED VALUE SUMMARY							
				0050										Appraised Bldg. Value (Card) 79,900							
														Appraised Xf (B) Value (Bldg) 0							
														Appraised Ob (B) Value (Bldg) 0							
														Appraised Land Value (Bldg) 371,000							
														Special Land Value 0							
														Total Appraised Parcel Value 450,900							
														Valuation Method C							
														Total Appraised Parcel Value 450,900							
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				
												04-12-2013	VGS			20	Field Review				
												04-10-2007	BSB		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	40,000	SF	8.75	1.00000	5	1.00	0050	1.000			1.0000	8.75	350,000				
1	1010	Single Family	RC	Residual	0.600	AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.80	21,000				
Total Card Land Units					1.52	AC	Parcel Total Land Area					1.52	Total Land Value					371,000			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	504	
Model	01	Residential	Bsmt Type	04	
Grade	02	Below Average	Unfin Area	0.00	Full
Stories	1				
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			130,997
Interior Floor 2			Net Other Adj		6,800
Heat Fuel	03	Gas	Replace Cost		137,797
Heat Type	04	Forced Air-Duc	Year Built		1950
AC Type	01	None	Effective Year Built		1979
Bedrooms	2		Depreciation Code		F
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		42
Total Rooms	4		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	01	Old Style	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		58
Gas Fireplaces	0		Cns Sect Rcnld		79,900
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	504		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	879	879	879	130.48	114,688	
BSM	Basement	0	504	101	26.15	13,178	
FSP	Screened Porch	0	120	24	26.10	3,131	
Ttl Gross Liv / Lease Area		879	1,503	1,004		130,997	



749 CONGRESS ST

