

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
FIORINI RICHARD C			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
FIORINI CYNTHIA LADD			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	439,300	439,300	
7 KEENES BROOK LN		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	453,900	453,900	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1868 Total Acres .79 Chapter Lan GIS ID F_858965_2850783			Cyclical 1 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	42,200	42,200	
						Total		935,400	935,400	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FIORINI RICHARD C		9203 0204	06-21-1989	Q	I	242,500	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	322,300	2022	1010	295,100
									1010	487,700		1010	312,600
									1010	26,100		1010	26,100
								Total		836,100	Total		633,800
								Total			Total		591,000

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

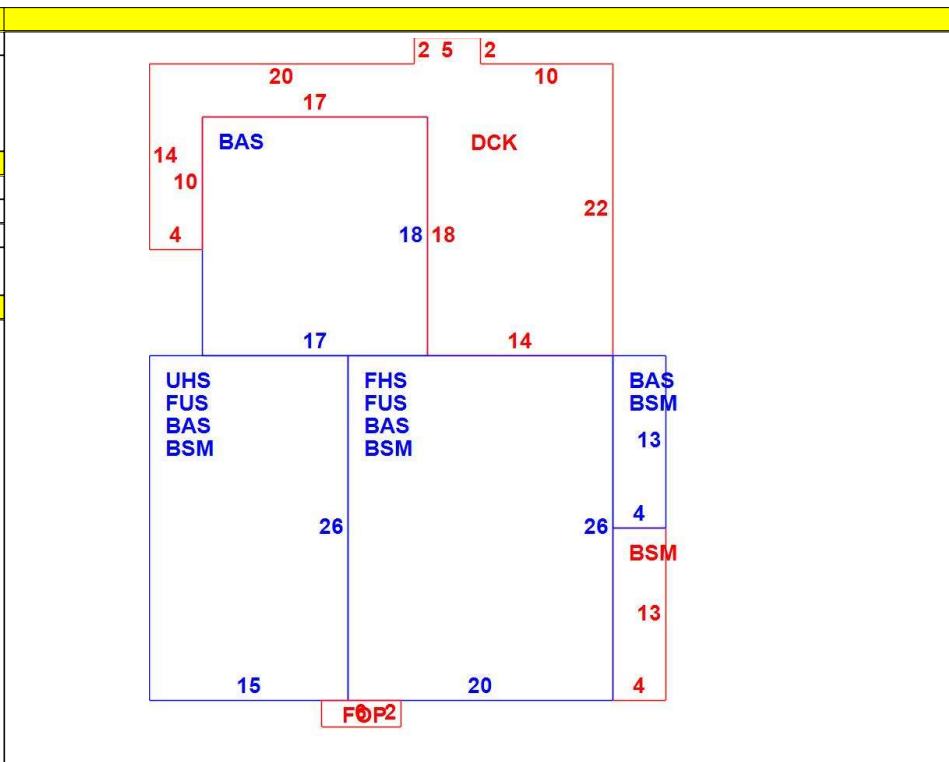
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			

APPRAISED VALUE SUMMARY											
This signature acknowledges a visit by a Data Collector or Assessor											
Appraised Bldg. Value (Card)										439,300	
Appraised Xf (B) Value (Bldg)										0	
Appraised Ob (B) Value (Bldg)										42,200	
Appraised Land Value (Bldg)										453,900	
Special Land Value										0	
Total Appraised Parcel Value										935,400	
Valuation Method										C	
Total Appraised Parcel Value										935,400	

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
2016-144	08-03-2016	RM	Remodel	5,000		100		REMODEL 2 EXISTING 2ND FL		10-19-2022	SJT	10		00	Measure & Listed
113	05-21-2010	RM	Remodel	4,000		100		KITCHEN & RPL BAYWIN		04-12-2013	VGS			20	Field Review
20010128	04-17-2001	AD	Addition	10,000	06-29-2002	100		THREE-SEASON ROOM		06-29-2002	KP		1	00	Measure & Listed
13717	07-03-1995	NC	New Construct	15,000	12-03-1996	100		INGR PL 36X18 & SHED							

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	PD	Primary	34,343 SF	9.85	1.00000	5	1.00	0060	1.341		1.0000	13.22	453,900
Total Card Land Units					0.79 AC	Parcel Total Land Area					0.79	Total Land Value			453,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1014	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	455.00	Full
Stories	2.5		CONDO DATA		
Occupancy	1		Parcel Id		
Exterior Wall 1	14	Wood Shingle	C		
Exterior Wall 2			B S		
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	526,095		
Interior Floor 2			30,030		
Heat Fuel	02	Oil	Replace Cost 556,125		
Heat Type	05	Hot Water	Year Built 1984		
AC Type	06	Partial	Effective Year Built 2000		
Bedrooms	4		Depreciation Code G		
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation % 21		
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor 1.000		
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good 79		
Gas Fireplaces	0		Cns Sect Rcnld 439,300		
Sq Ft Fin Bsmt	176		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1014		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
SPL2	Ing Pool-Good	L	648	89.00	1995	A	70	C	1.00	40,400
SHD1	Shed	L	120	21.00	1995	A	70	C	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,268	1,268	1,268	188.90	239,529
BSM	Basement	0	1,014	203	37.82	38,347
DCK	Deck	0	442	44	18.80	8,312
FHS	Finished Half Story	260	520	260	94.45	49,115
FOP	Open Porch	0	12	2	31.48	378
FUS	Finished Upper Story	910	910	910	188.90	171,902
UHS	Unfinished Half Story	0	390	98	47.47	18,512
Ttl Gross Liv / Lease Area		2,438	4,556	2,785		526,095

