

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
NOBLE PETER & NANCY MCNULTY T 1257 FRANKLIN REALTY TRUST 1257 FRANKLIN ST			0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	660,600	660,600	
			SUPPLEMENTAL DATA			Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2880 Total Acres 3.208 Chapter Lan GIS ID F_856025_2842930			Cyclical 1 Exemption W District Res Exem Assoc Pid#			RES LAND	
DUXBURY MA 02332									RESIDNTL	1010	170,600	144,500	VISION
										Total	1,225,600	1,199,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
NOBLE PETER & NANCY MCNULTY TT	31766 0281	11-22-2005	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
NOBLE PETER G	106554 0	12-10-2004	U	I	1	1F	2023	1010	485,800	2022	1010	445,000	2021	1010	385,000
1257 FRANKLIN ST RLTY TRST	LCC10 0	10-03-2001	U	V	1	1F		1010	429,500		1010	357,100		1010	297,600
NOBLE PETER G	LCC88 0	06-20-1995	U	V	100,000	1P		1010	80,200		1010	80,200		1010	80,200
							Total	995,500		Total	882,300		Total	762,800	

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

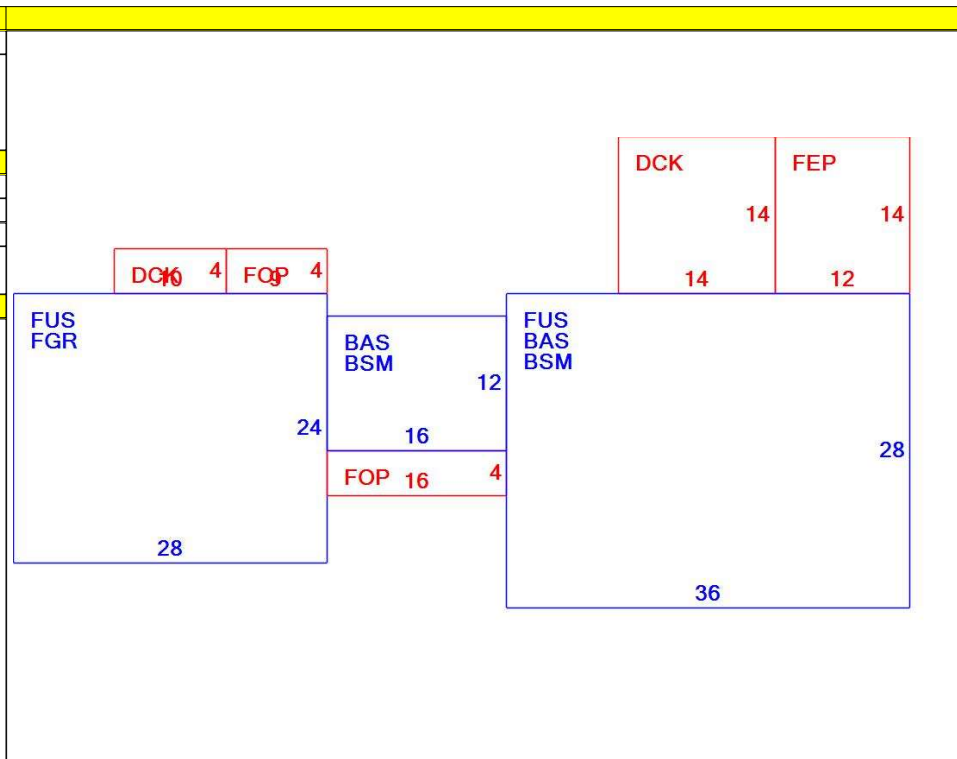
NOTES											
OTHER IS SHED											

APPRAISED VALUE SUMMARY											
Appraised Bldg. Value (Card)										660,600	
Appraised Xf (B) Value (Bldg)										0	
Appraised Ob (B) Value (Bldg)										170,600	
Appraised Land Value (Bldg)										394,400	
Special Land Value										0	
Total Appraised Parcel Value										1,225,600	
Valuation Method										C	
Total Appraised Parcel Value										1,225,600	

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
BP-2013-01	06-27-2013	SP	Solar Panels	26,100		100		Solar panels on detached garage		10-06-2022	SJT	10		01	Measure - No Entry
412	12-28-2007	AD	Addition	30,240	09-18-2008	100		24X28 DGAR W/2ND LEV		04-12-2013	VGS			20	Field Review
342	07-14-2003	RM	Remodel	20,000	08-25-2004	100		FIN SPACE OVER GARAG		09-18-2008	KP		1	00	Measure & Listed
20000204	05-31-2000	AD	Addition	15,000	05-24-2001	100		INGROUND POOL							
13681	06-19-1995	NC	New Construct	132,000	05-23-1996	100		2STY HSE, ATT GAR							

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	2.290	AC 35,000.00	0.55441	5	1.00	0050	1.000				1.0000	0.45	44,400
Total Card Land Units					3.21	AC	Parcel Total Land Area				3.21	Total Land Value			394,400		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1200	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
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	Net Other Adj		717,564
Interior Floor 2			Replace Cost		41,760
Heat Fuel	02	Oil	Year Built		1995
Heat Type	05	Hot Water	Effective Year Built		2008
AC Type	03	Central	Depreciation Code		G
Bedrooms	5		Remodel Rating		
Full Baths	4		Year Remodeled		
Half Baths	0		Depreciation %		13
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		87
Extra Openings	0		Cns Sect Rcnld		660,600
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	392		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1200		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	720	64.00	2000	A	70	C	1.00	32,300
PTO	Patio	L	600	15.00	1985	A	70	C	1.00	6,300
SHD1	Shed	L	96	21.00	1985	A	70	C	1.00	1,400
SHD1	Shed	L	36	21.00	1995	A	70	C	1.00	500
FGR5	Garage - 2 Sto	L	1,232	91.00	2007	G	85	C	1.00	95,300
SLR	Solar Panels	L		1050.00	2013	A	70	C	1.00	26,100
GNR	GENERATOR	L	1	12400.00	2010	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,200	1,200	1,200	203.33	244,000
BSM	Basement	0	1,200	240	40.67	48,800
DCK	Deck	0	236	24	20.68	4,880
FEP	Finished Enclosed Porch	0	168	101	122.24	20,537
FGR	Garage	0	672	269	81.39	54,697
FOP	Open Porch	0	100	15	30.50	3,050
FUS	Finished Upper Story	1,680	1,680	1,680	203.33	341,600
Ttl Gross Liv / Lease Area		2,880	5,256	3,529		717,564

