

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MEDAIROS RICHARD L		0	Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
MEDAIROS PAULINE F		0	No Sewer	0 Paved	0 Average	RESIDENTL	1010	593,600	593,600
1287 FRANKLIN ST				0 Medium		RES LAND	1010	350,400	350,400
<b>SUPPLEMENTAL DATA</b>									
DUXBURY MA 02332	Alt Prcl ID	Cyclical 1							
	Scnd Home	Exemption							
	Tax Class T	W							
	Tot Fin Area 2756	District							
	Total Acres .928	Res Exem							
	Chapter Lan								
	GIS ID F_855545_2842582	Assoc Pid#							
						Total		944,000	944,000

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MEDAIROS RICHARD L	LCC	87732	03-09-1995	U	I	80,000	1	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	449,300	2022	1010	410,300
									1010	364,400		1010	300,300
								Total		813,700	Total		710,600
									Total		Total		608,300

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	593,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	350,400
Special Land Value	0
Total Appraised Parcel Value	944,000
Valuation Method	C
Total Appraised Parcel Value	944,000

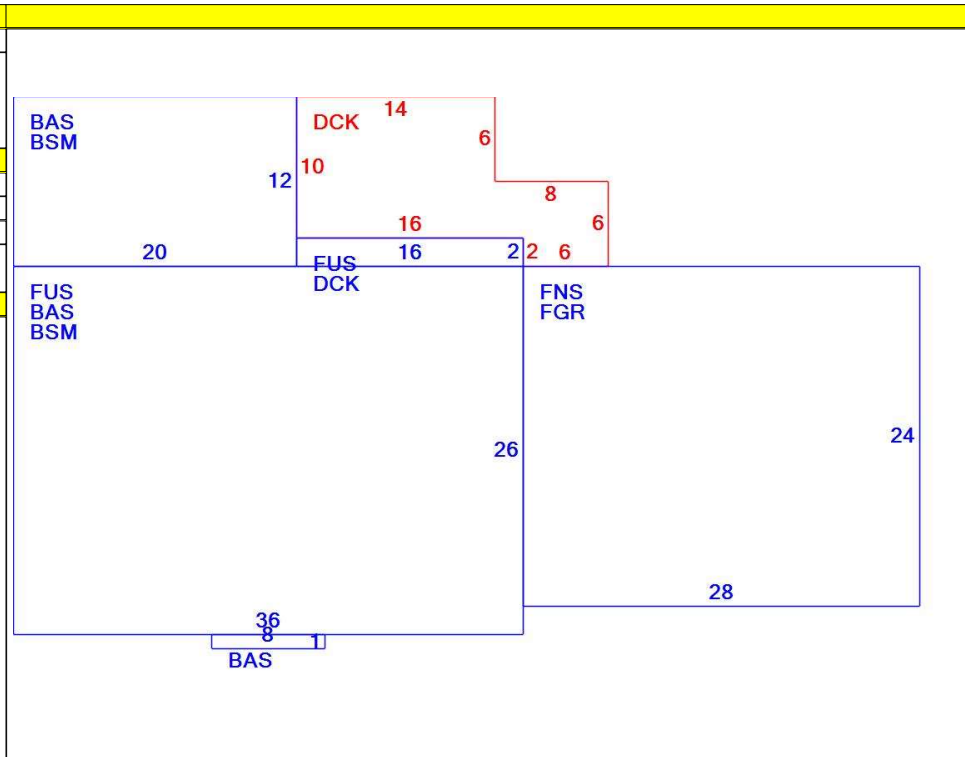
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
QPO-22-22	09-27-2022	MN	Maintenance	11,698		100		Atrip and Re-Roof 17 Sq	10-24-2018	JLF	10	1	00	Measure & Listed
19990293	06-25-1999	NC	New Construct	50,000	05-02-2000	100		24X28 GAR/REC ROOM	08-11-2014	JLF	10	1	00	Measure & Listed
13578	03-07-1995	NC	New Construct	95,000	10-22-1996	100		2 STRY FAM. DWELL	04-12-2013	VGS			20	Field Review
13577	03-07-1995	DM	Demolish	2,000	10-22-1996	100		28X32 HSE	05-06-2000	KP		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	0.010 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.92	400
Total Card Land Units					0.93 AC	Parcel Total Land Area					0.93	Total Land Value			350,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1176	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	06	Partial			
Bedrooms	4				
Full Baths	3				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	9				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1176				

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

COST / MARKET VALUATION		
Net Other Adj		659,117
Replace Cost		23,200
Year Built		682,318
Effective Year Built		1995
Depreciation Code		2008
Remodel Rating		G
Year Remodeled		
Depreciation %		13
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		87
Cns Sect Rcnld		593,600
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	1,184	1,184	1,184	200.77	237,708
BSM	Basement	0	1,176	235	40.12	47,180
DCK	Deck	0	216	22	20.45	4,417
FGR	Garage	0	672	269	80.37	54,006
FNS	Finished 90% Story	605	672	605	180.75	121,464
FUS	Finished Upper Story	968	968	968	200.77	194,342
Ttl Gross Liv / Lease Area		2,757	4,888	3,283		659,117

