

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
FIRNROHR ANDREW C			0 Water	0 Feeder	0 Good	Description	Code	Appraised	Assessed	905 DUXBURY, MA	
FIRNROHR CHERYL A			0 Septic	0 Paved	0 Average	RESIDNTL	1010	498,200	498,200		
1277 FRANKLIN ST		SUPPLEMENTAL DATA				RES LAND	1010	350,300	350,300	VISION	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1880 Total Acres .919 Chapter Lan		Cyclical 1 Exemption W District Res Exem							
GIS ID F_855695_2842767		Assoc Pid#						Total	848,500		848,500

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FIRNROHR ANDREW C		LCC 105163	04-14-2004	Q	I	532,000	00	Year	Code	Assessed	Year	Code	Assessed
DAVIS IRVING R		LCC 87236	11-03-1994	Q	V	80,000	00	2023	1010	383,500	2022	1010	352,500
									1010	364,300	2021	1010	300,200
								Total		747,800	Total		652,700
								Total			Total		570,400

EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
								Appraised Bldg. Value (Card) 498,200				
								Appraised Xf (B) Value (Bldg) 0				
								Appraised Ob (B) Value (Bldg) 0				
								Appraised Land Value (Bldg) 350,300				
								Special Land Value 0				
								Total Appraised Parcel Value 848,500				
								Valuation Method C				
								Total Appraised Parcel Value 848,500				

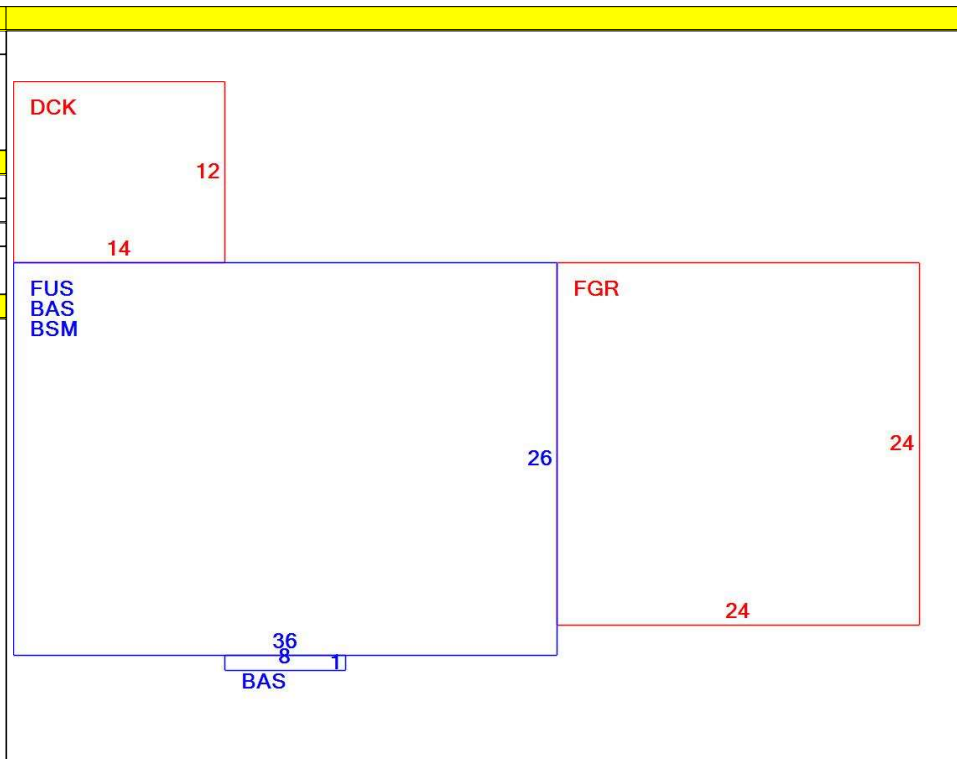
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
QP-20-3	04-15-2020	MN	Maintenance	6,800	06-22-2020	100		Strip & Re-Roof		06-22-2020	SJT	5		20	Field Review
13473	11-01-1994	NC	New Construct	110,000	09-26-1995	100		26X36 2STY/24X24GAR3		08-12-2014	JLF			09	Total Refusal
										04-12-2013	VGS			20	Field Review
										01-12-2005	KP	1	00	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	40,029 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,300
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			350,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	936	
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					
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	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	732				
FBM Quality	05	Living Area			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	936				

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

COST / MARKET VALUATION	
Net Other Adj	523,629
Replace Cost	49,010
Year Built	1995
Effective Year Built	2008
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	13
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	87
Cns Sect Rcnld	498,200
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	944	944	944	226.29	213,615
BSM	Basement	0	936	187	45.21	42,316
DCK	Deck	0	168	17	22.90	3,847
FGR	Garage	0	576	230	90.36	52,046
FUS	Finished Upper Story	936	936	936	226.29	211,805
Ttl Gross Liv / Lease Area		1,880	3,560	2,314		523,629



1277 FRANKLIN ST

