

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
GUILIANO KERRY			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
1155 FRANKLIN ST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	461,800	461,800	
DUXBURY MA 02332		SUPPLEMENTAL DATA			0 Medium	RES LAND	1010	354,900	354,900	
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2056 Total Acres 1.058 Chapter Lan GIS ID F_857461_2843721		Cyclical 1 Exemption W District Res Exem Assoc Pid#			RESIDNTL	1010	8,700	8,700		
						Total		825,400	825,400	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
GUILIANO KERRY	41071	0278	03-08-2012	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed			
GUILIANO JOSEPH	31632	0163	10-31-2005	Q	I	521,000	00	2023	1010	352,500	2022	1010	323,200			
PRUDENTIAL RESIDENTIAL SERVICE LP	31632	0154	10-31-2005	U	I	521,000	1		1010	369,100		1010	304,200			
HORTON PETER J	17395	0012	04-28-1999	Q	I	295,000	00									
CAMPO CAROL TRUSTEE	13229	0041	10-28-1994	U	I	100	1F									
								Total		721,600	Total		627,400	Total		545,900

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				

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)		461,800	
Appraised Xf (B) Value (Bldg)		0	
Appraised Ob (B) Value (Bldg)		8,700	
Appraised Land Value (Bldg)		354,900	
Special Land Value		0	
Total Appraised Parcel Value		825,400	
Valuation Method		C	
Total Appraised Parcel Value		825,400	

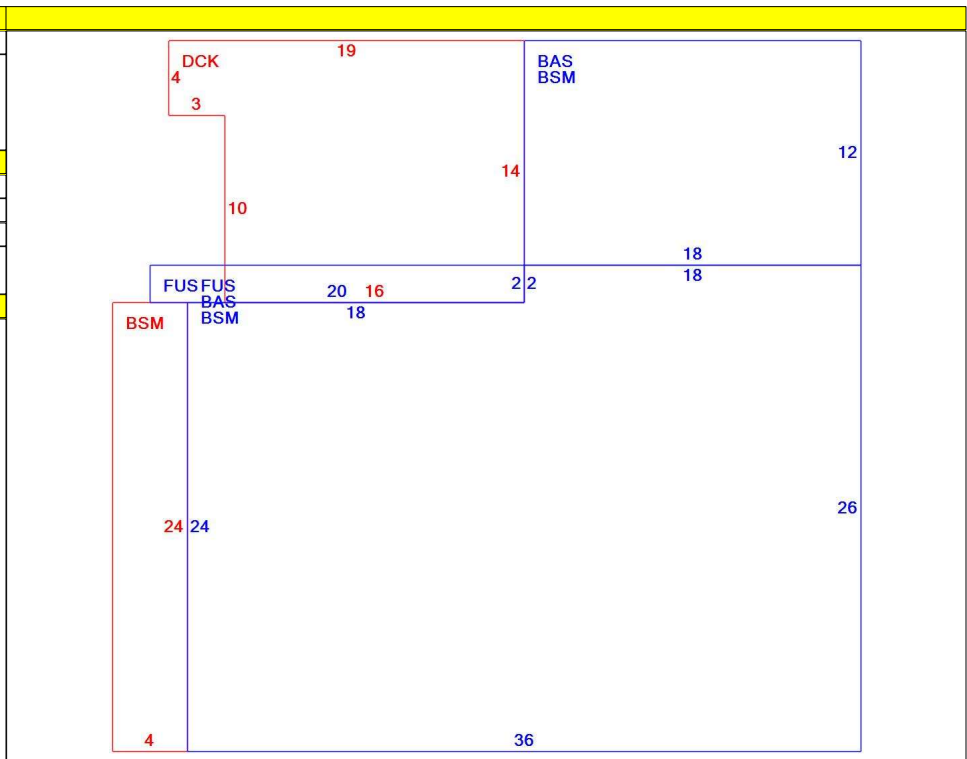
BUILDING PERMIT RECORD						VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
									10-31-2022	SJT	10		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									08-16-2007	BSB			01	Measure - No Entry

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	40,000	SF 8.75	1.00000	5	1.00	0050	1.000			1.0000	350,000	
1	1010	Single Family	PD	Residual	0.140	AC 35,000.00	1.00000	5	1.00	0050	1.000			1.0000	4,900	
Total Card Land Units					1.06	AC	Parcel Total Land Area					1.06	Total Land Value			354,900

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description				
Style	03	Colonial	Bsmt Area	1212					
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	3								
Full Baths	2								
Half Baths	1								
Extra Fixtures	1								
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	336								
FBM Quality	03	Average							
Foundation	06	Poured Conc							
Bsmt Garage	2								
Bsmt Area	1212								

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

COST / MARKET VALUATION				
Net Other Adj		525,068		
Replace Cost		38,135		
Year Built		1985		
Effective Year Built		2003		
Depreciation Code		G		
Remodel Rating				
Year Remodeled				
Depreciation %		18		
Functional Obsol				
External Obsol				
Trend Factor		1.000		
Condition				
Condition %				
Percent Good		82		
Cns Sect Rcnld		461,800		
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
GNR	GENERATOR	L	1	12400.00	2015	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	1,116	1,116	1,116	226.13	252,358	
BSM	Basement	0	1,212	242	45.15	54,723	
DCK	Deck	0	236	24	23.00	5,427	
FUS	Finished Upper Story	940	940	940	226.13	212,560	
Ttl Gross Liv / Lease Area		2,056	3,504	2,322		525,068	

