

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
BRAY DENNIS P			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
BRAY LORRAINE A			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	279,200	279,200
51 CRANBERRY DR				0 Medium		RES LAND	1010	350,700	350,700
SUPPLEMENTAL DATA									
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1184 Total Acres .92 Chapter Lan			Cyclical 1 Exemption W District Res Exem				
		GIS ID F_856155_2840645			Assoc Pid#				
							Total	629,900	629,900

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BRAY DENNIS P		8595 0262	07-21-1988	Q	I	185,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	270,300	2022	1010	222,400
									1010	364,700		1010	300,600
								Total		635,000	Total		523,000
								Total			Total		445,900

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	279,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	350,700
Special Land Value	0
Total Appraised Parcel Value	629,900
Valuation Method	C
Total Appraised Parcel Value	629,900

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

NOTES									
3 ROOMS LOWER LEVEL									

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
BPO-23-296	08-15-2023	RM	Remodel	29,000		100		RENOVATE KITCHEN IN SAME		07-10-2020	SJD	6		20	Field Review
QPO-21-28	11-08-2021	MN	Maintenance	13,500		100	11-08-2021	STRIP & REROOF		04-12-2013	VGS			20	Field Review
11858	04-11-1991	RM	Remodel	2,000	01-01-1992	100		SCREEN PORCH/ADD DK		06-18-2007	BSB		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	40,075 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,700
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			350,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	1104	
Model	01	Residential	Bsmt Type	00	
Grade	05	Ave/Good	Unfin Area	0.00	N/A
Stories	1				
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	03	Gas	Net Other Adj		349,771
Heat Type	05	Hot Water	Replace Cost		43,420
AC Type	01	None	Year Built		393,191
Bedrooms	3		Effective Year Built		1971
Full Baths	1		Depreciation Code		1992
Half Baths	1		Remodel Rating		A
Extra Fixtures	0		Year Remodeled		
Total Rooms	5		Depreciation %		29
Bath Style	02	Average	Functional Obsol		
Kitchen Style	03	Modern	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	1		Condition %		
Gas Fireplaces	0		Percent Good		71
Sq Ft Fin Bsmt	880		Cns Sect Rcnd		279,200
FBM Quality	04	Above Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1104		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	204.43	242,039
BSM	Basement	0	1,104	221	40.92	45,178
DCK	Deck	0	64	6	19.16	1,227
FGR	Garage	0	624	250	81.90	51,106
FOP	Open Porch	0	78	12	31.45	2,453
FSP	Screened Porch	0	192	38	40.46	7,768
Ttl Gross Liv / Lease Area		1,184	3,246	1,711		349,771

