

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CARRAN EDWARD G			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
CARRAN ANN M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	238,200	238,200
120 PINE ST		<b>SUPPLEMENTAL DATA</b>			RESIDNTL	1010	377,300	377,300	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1728 Total Acres 1.698 Chapter Lan GIS ID F_856549_2834415			Cyclical 2 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	41,300	41,300
						Total		656,800	656,800

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CARRAN EDWARD G		58295 212	09-20-2023	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
CARRAN EDWARD G		10368 0073	07-18-1991	Q	I	192,000	00	2023	1010	180,300	2022	1010	164,700
									1010	392,400		1010	323,400
									1010	30,100		1010	30,100
						Total		602,800		Total		518,200	
								Total		Total		448,400	

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) 238,200			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

NOTES			
EXT SIDING NEEDS PAINTING 7/2014			
Appraised Land Value (Bldg) 377,300			
Special Land Value 0			
Total Appraised Parcel Value 656,800			
Valuation Method C			
Total Appraised Parcel Value 656,800			

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
2014-1	01-16-2014	NC	New Construct	3,800	07-14-2014	100		CONSTRUCT A 8 X10 UTILITY	07-14-2014	JLF	5		01	Measure - No Entry
									04-12-2013	VGS		20	Field Review	
									04-23-2007	BSB		4	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	PD	Primary	40,000 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	PD	Residual	0.780 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	27,300
Total Card Land Units					1.70	AC	Parcel Total Land Area					1.70	Total Land Value		377,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	936	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			314,877
Interior Floor 2			Net Other Adj		11,400
Heat Fuel	04	Electric	Replace Cost		326,277
Heat Type	07	Radiant-Elec.	Year Built		1979
AC Type	01	None	Effective Year Built		1994
Bedrooms	3		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		27
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	1		Percent Good		73
Gas Fireplaces	0		Cns Sect Rcnd		238,200
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	936		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
FGR2	Garage - 1 St	L	896	63.00	1986	A	70	C	1.00	39,500
SHD1	Shed	L	80	21.00	2013	A	70	B	1.50	1,800

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	936	936	936	162.98	152,549
BSM	Basement	0	936	187	32.56	30,477
FUS	Finished Upper Story	792	792	792	162.98	129,080
PTO	Patio	0	336	17	8.25	2,771
Ttl Gross Liv / Lease Area		1,728	3,000	1,932		314,877

