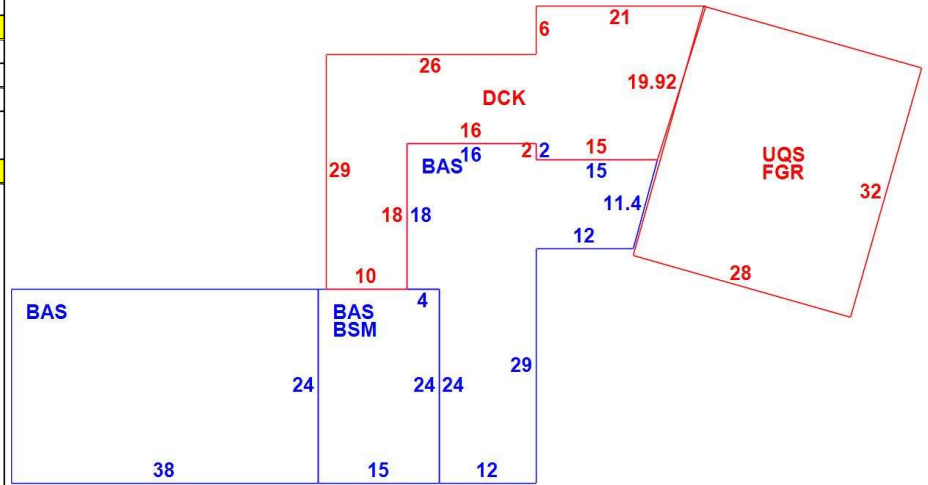


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION							
FRYE JENNIFER S & RICHARD W TT FRYE TRUST 180 FRANKLIN ST DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code			Appraised	Assessed				
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010			338,000	338,000				
		SUPPLEMENTAL DATA		0		Medium	RES LAND	1010	352,600			352,600					
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1925 Total Acres .993 Chapter Lan GIS ID F_868052_2852653		Cyclical Exemption W District Res Exem		3	RESIDNTL	1010	2,900	2,900	Total			693,500	693,500				
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
FRYE JENNIFER S & RICHARD W TT		50077 0252	07-24-2018	U	I	177,000	1 1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
FRYE RICHARD		7903 0002	07-31-1988	Q	I			2023	1010	358,100	2022	1010	311,700	2021	1010	308,500	
								1010		366,900		1010	302,400		1010	252,000	
								1010		1,900		1010	1,900		1010	1,900	
								Total			726,900	Total		616,000	Total		562,400
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int									
		Total	0.00														
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY							
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)			338,000				
0050										Appraised Xf (B) Value (Bldg)			0				
										Appraised Ob (B) Value (Bldg)			2,900				
										Appraised Land Value (Bldg)			352,600				
										Special Land Value			0				
										Total Appraised Parcel Value			693,500				
										Valuation Method			C				
										Total Appraised Parcel Value			693,500				
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		
BPO-22-302 12114	08-10-2022 11-20-1991	MN AD	Maintenance Addition	73,500 38,000	01-01-1994	100 100	08-10-2022	KTCHN LVL BEAM & 1 WNDW ATT GAR BY MUDRM/2ND		04-12-2013 05-21-2007	VGS BSB		1	20 00	Field Review 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	0.074 AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.80	2,600	
Total Card Land Units					0.99 AC	Parcel Total Land Area					0.99	Total Land Value				352,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	360	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	681.00	Full
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			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	6				
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	05	Conc Block			
Bsmt Garage	0				
Bsmt Area	360				

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

COST / MARKET VALUATION	
Net Other Adj	439,791
Replace Cost	16,900
Year Built	456,692
Effective Year Built	1955
Depreciation Code	1995
Remodel Rating	G
Year Remodeled	
Depreciation %	26
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	74
Cns Sect Rcnd	338,000
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
SHD1	Shed	L	196	21.00	1980	A	70	C	1.00	2,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,997	1,997	1,997	155.84	311,220
BSM	Basement	0	360	72	31.17	11,221
DCK	Deck	0	808	81	15.62	12,623
FGR	Garage	0	896	358	62.27	55,792
UQS	Unfin 3/4 Story	0	896	314	54.61	48,935
Ttl Gross Liv / Lease Area		1,997	4,957	2,822		439,791



180 FRANKLIN ST

