

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
KAPLAN SABRINA A TT 162 FRANKLIN ST REALTY TRUST 162 FRANKLIN ST DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code			Appraised	Assessed		
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010			427,800	427,800		
		SUPPLEMENTAL DATA		0		Medium	RES LAND	1010	354,700			354,700			
Alt Prcl ID		Cyclical		3	RESIDNTL		1010	79,500	79,500						
Scnd Home		Exemption				Total		862,000	862,000						
Tax Class T		W													
Tot Fin Area 1512		District													
Total Acres 1.048		Res Exem													
Chapter Lan		Assoc Pid#													
GIS ID F_868201_2852771															
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
KAPLAN SABRINA A TT		54221 83	01-19-2021	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed		
KAPLAN STEPHEN C		53998 126	12-14-2020	U	I	1	1A	2023	1010	318,200	2022	1010	264,800		
KAPLAN SABRINA A TT		49507 0152	02-15-2018	U	I	1	1A		1010	368,700		1010	303,900		
KAPLAN STEPHEN C		38854 0129	08-17-2010	Q	I	470,000	00		1010	59,000		1010	59,000		
Total								Total	745,900	Total	627,700	Total	576,200		
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				APPROAISED VALUE SUMMARY											
Nbhd	Nbhd Name	B	Tracing	Batch											
0050															
NOTES												Appraised Bldg. Value (Card)		427,800	
												Appraised Xf (B) Value (Bldg)		0	
												Appraised Ob (B) Value (Bldg)		79,500	
												Appraised Land Value (Bldg)		354,700	
												Special Land Value		0	
												Total Appraised Parcel Value		862,000	
												Valuation Method		C	
												Total Appraised Parcel Value		862,000	
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	
2016-164	05-19-2016	AD	Addition	80,720		100		704' ONE LEVEL ADDITION WIT	11-08-2017	JLF	5		01	Measure - No Entry	
146	12-04-2007	MN	Maintenance	5,870		100		REROOF 12 SQAURES	04-12-2013	VGS			20	Field Review	
12972	10-12-1993	NC	New Construct	15,500	01-01-1994	100		FR ST GAR 24X36	11-10-2010	KP		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	40,000 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.133 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.81	4,700
Total Card Land Units					1.05 AC	Parcel Total Land Area					1.05	Total Land Value			354,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	864	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	10	Wood Shingle			
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	03	Central			
Bedrooms	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	1				
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	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	864				

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
TEN	Tennis Court	L	1	48500.00	1980	A	70	C	1.00	34,000
SHD1	Shed	L	288	21.00	1980	A	70	C	1.00	4,200
FGR2	Garage - 1 St	L	864	63.00	1990	A	70	C	1.00	38,100
SHD1	Shed	L	120	21.00	1980	A	70	C	1.00	1,800
SHD1	Shed	L	96	21.00	1980	A	70	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,540	1,540	1,540	216.09	332,772
BSM	Basement	0	1,540	308	43.22	66,554
DCK	Deck	0	240	24	21.61	5,186
FOP	Open Porch	0	10	2	43.22	432
TQS	Three Quarter Story	648	864	648	162.06	140,024
Ttl Gross Liv / Lease Area		2,188	4,194	2,522		544,968

