

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
FONTANA DOUGLAS G & KAREN M			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
42 FRANKLIN ST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1040	310,100	310,100	
DUXBURY MA 02332		SUPPLEMENTAL DATA			RESIDNTL	1040	469,400	469,400		
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1936 Total Acres .918 Chapter Lan GIS ID F_869445_2854126		Cyclical 3 Exemption W District Res Exem Assoc Pid#			RESIDNTL	1040	36,900	36,900		
							Total	816,400	816,400	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FONTANA DOUGLAS G & KAREN M		17313 0165	04-01-1999	U	I	265,000	1	Year	Code	Assessed	Year	Code	Assessed
PJ COLLINS RLTY TRUST		16663 0230	10-01-1998	Q	I	275,000	00	2023	1040	239,000	2022	1040	197,500
42 FRANKLIN ST NOMINEE TRUST		14341 0233	05-06-1996	U	I	1	1F		1040	503,800		1040	368,100
									1040	25,900		1040	25,900
							Total	768,700	Total	591,500	Total	582,500	

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

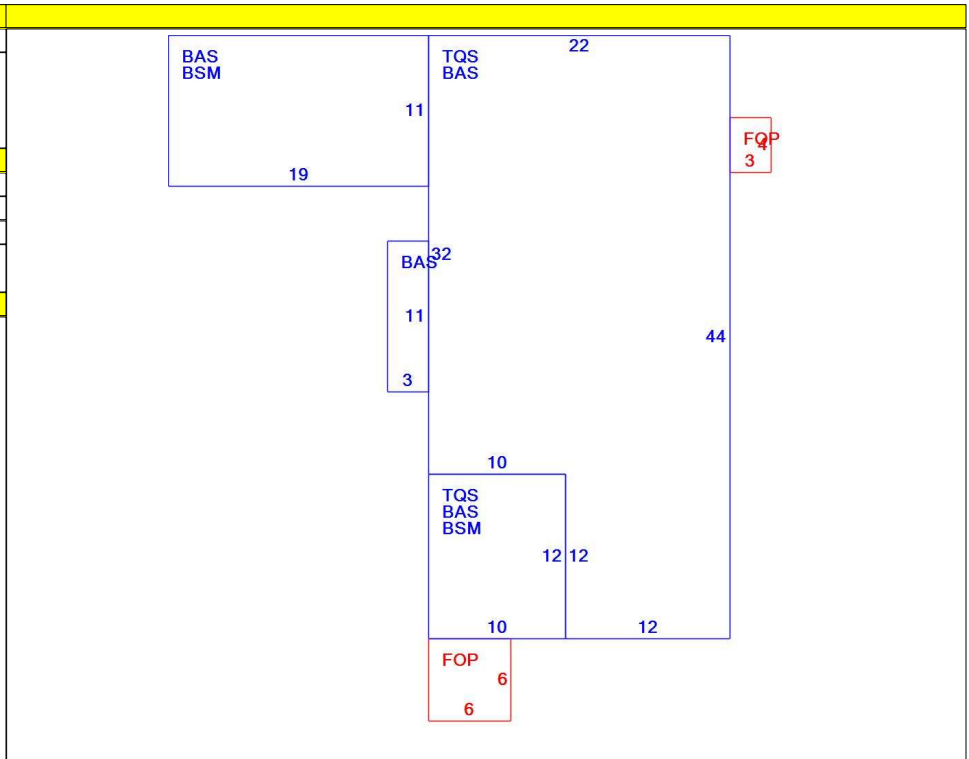
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	310,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	36,900
Appraised Land Value (Bldg)	469,400
Special Land Value	0
Total Appraised Parcel Value	816,400
Valuation Method	C
Total Appraised Parcel Value	816,400

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
2017-224	07-12-2017	MN	Maintenance	10,395	08-30-2018	100		CONSTRUCT A 14 X 30' UTILIT VOID R&R ROOF W/ RDGEVENT ZP/10X10 SHED	08-30-2018	JLF	5		30	Quality Control
40	02-11-2003	AD	Addition	15,000	10-13-2004	100			04-12-2013	VGS			20	Field Review
206	05-30-2002	MN	Maintenance	3,000		100			10-13-2004	KP		1	00	Measure & Listed
20000008	06-22-2000	NC	New Construct		06-13-2001	100								

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	1040	Two Family	RC	Primary	40,000 SF	8.75	1.00000	5	1.00	0060	1.341		1.0000	11.74	469,400	
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value				469,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	329	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	2		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			442,005
Interior Floor 2			Net Other Adj		20,800
Heat Fuel	02	Oil	Replace Cost		462,804
Heat Type	05	Hot Water	Year Built		1900
AC Type	01	None	Effective Year Built		1988
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		33
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	1		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		67
Gas Fireplaces	0		Cns Sect Rcnld		310,100
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	329		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
BRN1	Barn - 1 Story	L	870	39.00	1980	A	70	C	1.00	23,800
SHD1	Shed	L	190	21.00	1980	A	70	C	1.00	2,800
SHD1	Shed	L	100	21.00	1980	A	70	C	1.00	1,500
SHD1	Shed	L	420	21.00	2017	E	100	C	1.00	8,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,210	1,210	1,210	220.01	266,215
BSM	Basement	0	329	66	44.14	14,521
FOP	Open Porch	0	48	7	32.09	1,540
TQS	Three Quarter Story	726	968	726	165.01	159,729
Ttl Gross Liv / Lease Area		1,936	2,555	2,009		442,005



42 FRANKLIN ST

