

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
HAACK JOHN R (L/E 50%)			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
HAACK ATHLEEN A (L/E 50%)			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	795,500	795,500
746 FRANKLIN ST		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	297,500	297,500	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3118 Total Acres .7 Chapter Lan			Cyclical 3 Exemption W District Res Exem	RESIDNTL	1010	10,500	10,500
GIS ID F_861722_2847494		Assoc Pid#			Total		1,103,500	1,103,500	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
HAACK JOHN R (L/E 50%)		54260 114	01-25-2021	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed
HAACK JOHN R & KATHLEEN A		54257 123	01-25-2021	U	I	10	1A	2023	1010	606,400	2022	1010	561,500
HAACK JOHN R & KATHLEEN A		51755 28	10-07-2019	Q	I	710,000	00		1010	309,100		1010	259,000
HADL STEFAN		45967 0100	08-26-2015	Q	I	675,000	00		1010	7,700		1010	7,700
WHEELER MARK K & AGNIESZKA		42955 0334	04-19-2013	Q	I	555,000	00	Total		923,200	Total		828,200
								Total		694,900	Total		694,900

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

  

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	795,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	10,500
Appraised Land Value (Bldg)	297,500
Special Land Value	0
Total Appraised Parcel Value	1,103,500
Valuation Method	C
Total Appraised Parcel Value	1,103,500

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
QPO-22-22	10-18-2022	MN	Maintenance	9,200		100	10-18-2022	REPLACE 7 WINDOWS		11-19-2020	SJT	10		20	Field Review
111	04-05-2006	NC	New Construct	291,000		100		SF DWELL,GAR,DECK		01-23-2019	SJD		1	00	Measure & Listed
110	04-05-2006	DM	Demolish	10,000	06-30-2006	100		DEMO FIRE		04-07-2014	SJD	9		12	Property Estimated - No Ac
474	10-13-2005	RM	Remodel	40,000		100		EXISTING DWELL/FIRE		04-12-2013	VGS			20	Field Review
58	10-11-2005	MS	Miscellaneous	2,000		100		ROOF,WINDOWS,DOOR		03-28-2013	AO	6	6	30	Quality Control
14509	06-13-1997	MN	Maintenance	2,000	05-05-1998	100		STRIP & REROOF		05-09-2008	KP		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	RC	Primary	17,123 SF	17.34	1.00000	5	1.00	0050	1.000		1.0000	17.34	296,900
1	1010	Single Family	RC	Undevelop	0.320 AC	2,000.00	1.00000	0	1.00	0050	1.000		1.0000	0.04	600
Total Card Land Units					0.71 AC	Parcel Total Land Area					0.71	Total Land Value			297,500

**CONSTRUCTION DETAIL** **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1530	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	25	Vinyl Siding	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			844,209
Interior Floor 2			Net Other Adj		49,600
Heat Fuel	03	Gas	Replace Cost		893,809
Heat Type	08	Radiant-Water	Year Built		2006
AC Type	03	Central	Effective Year Built		2010
Bedrooms	3		Depreciation Code		A
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	5		Depreciation %		11
Total Rooms	6		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		89
Gas Fireplaces	2		Cns Sect Rcnld		795,500
Sq Ft Fin Bsmt	300		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1530		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
GNR	GENERATOR	L	1	12400.00	2020	G	85	C	1.00	10,500

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,590	1,590	1,590	225.66	358,806
BSM	Basement	0	1,530	306	45.13	69,053
FGR	Garage	0	400	160	90.27	36,106
FOP	Open Porch	0	312	47	33.99	10,606
FUS	Finished Upper Story	1,572	1,572	1,572	225.66	354,744
TDK	Trex Deck	0	656	66	22.70	14,894
Ttl Gross Liv / Lease Area		3,162	6,060	3,741		844,209

