

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CHANDLER JAMES R			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
CHANDLER MEAGHAN L			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	385,900	385,900	
710 FRANKLIN ST		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	352,600	352,600		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2144 Total Acres .998 Chapter Lan GIS ID F_862094_2847916			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	5,000	5,000	
						Total		743,500	743,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CHANDLER JAMES R		43626 0130	09-20-2013	Q	I	441,500	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CUMMINGS RITA I		18183 0136	01-03-2000	U	I	100	1F	2023	1010	291,900	2022	1010	266,500	2021	1010	246,500
									1010	366,900		1010	302,400		1010	252,000
									1010	3,400		1010	3,400		1010	3,400
						Total		662,200	Total		572,300	Total		501,900		

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
		Total	0.00					

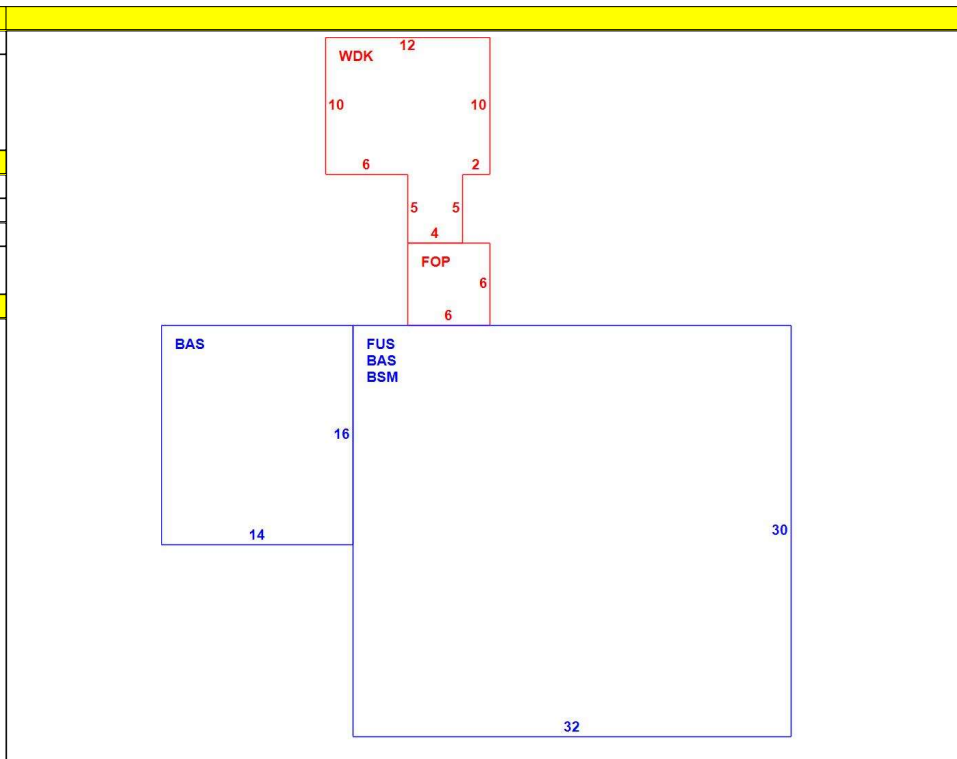
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			

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-22-97	05-26-2022	MN	Maintenance	9,500		100	05-26-2022	STRIP & REROOF/REDGE VEN		07-23-2019	SJT	5		01	Measure - No Entry
2019-0004	03-26-2019	MS	Miscellaneous	4,500	07-19-2019	100		INSTALL A 10' X 12' UTILITY BL		03-11-2014	SJD	9	1	00	Measure & Listed
611	12-08-2004	MN	Maintenance	4,600		100		NEW ROOF		04-12-2013	VGS			20	Field Review
12092	11-08-1991	AD	Addition	11,000	01-01-1993	100		1STY ADD14X16 6X6PCH		05-08-2007	BSB		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	350,000	
1	1010	Single Family	RC	Residual	0.075 AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	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	03	Colonial	Bsmt Area	960			
Model	01	Residential	Bsmt Type	00			
Grade	06	Good	Unfin Area	0.00	N/A		
Stories	2						
Occupancy	1		<b>CONDO DATA</b>				
Exterior Wall 1	14	Wood Shingle	Parcel Id		C	Owne	
Exterior Wall 2	11	Clapboard			B	S	
Roof Structure	03	Gable	Adjust Type	Code	Description	Factor%	
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				526,043	
Interior Floor 2			Net Other Adj			17,545	
Heat Fuel	03	Gas	Replace Cost			543,587	
Heat Type	05	Hot Water	Year Built			1972	
AC Type	01	None	Effective Year Built			1992	
Bedrooms	4		Depreciation Code			A	
Full Baths	1		Remodel Rating				
Half Baths	1		Year Remodeled				
Extra Fixtures	2		Depreciation %			29	
Total Rooms	9		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	0		Percent Good			71	
Gas Fireplaces	0		Cns Sect Rcnld			385,900	
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	960		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	120	21.00	2019	E	100	A	2.00	5,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,184	1,184	1,184	223.37	264,473
BSM	Basement	0	960	192	44.67	42,888
FOP	Open Porch	0	36	5	31.02	1,117
FUS	Finished Upper Story	960	960	960	223.37	214,438
WDK	Deck	0	140	14	22.34	3,127
Ttl Gross Liv / Lease Area		2,144	3,280	2,355		526,043

