

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
CAPEN MAUREEN			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	
680 FRANKLIN ST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	361,700	361,700	
DUXBURY MA 02332		SUPPLEMENTAL DATA			RESIDNTL	1010	351,000	351,000		
Alt Prcl ID		Cyclical 3			RESIDNTL	1010	20,000	20,000		
Scnd Home		Exemption								
Tax Class T		W								
Tot Fin Area 1924		District								
Total Acres .948		Res Exem								
Chapter Lan		Assoc Pid#								
GIS ID F_862323_2848309					Total 732,700 732,700					

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed					
2023	1010	265,700	2022	1010	243,300	2021	1010	220,400					
	1010	365,100		1010	300,900		1010	252,000					
	1010	14,300		1010	14,300		1010	2,800					
Total		645,100	Total	558,500	Total	475,200							

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						APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch							
0050											
NOTES											
Appraised Bldg. Value (Card) 361,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 20,000 Appraised Land Value (Bldg) 351,000 Special Land Value 0 Total Appraised Parcel Value 732,700 Valuation Method C Total Appraised Parcel Value 732,700											

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	
175	11-17-2009	MN	Maintenance	1,500		100		STRIP & REROOF SUNRM	10-27-2022	SJT	10		01	Measure - No Entry	
15145	09-30-1998	MN	Maintenance	2,500		100		STRIP & REROOF	04-12-2013	VGS			20	Field Review	
13501	11-28-1994	RM	Remodel			100		FRANKLIN STOVE PCH	05-19-2007	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	8.75	350,000	
1	1010	Single Family	RC	Residual	0.028	AC 35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.83	1,000	
Total Card Land Units					0.95	AC	Parcel Total Land Area					0.95	Total Land Value			351,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	816	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		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			451,241
Interior Floor 2			Net Other Adj		24,700
Heat Fuel	03	Gas	Replace Cost		475,942
Heat Type	04	Forced Air-Duc	Year Built		1969
AC Type	03	Central	Effective Year Built		1997
Bedrooms	4		Depreciation Code		G
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		24
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		76
Gas Fireplaces	0		Cns Sect Rcnld		361,700
Sq Ft Fin Bsmt	340		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	816		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	56	21.00	1985	A	70	C	1.00	800
PTO	Patio	L	324	15.00	1985	A	70	C	1.00	3,400
GNR	GENERATOR	L	1	12400.00	2021	G	85	B	1.50	15,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,040	1,040	1,040	214.88	223,472
BSM	Basement	0	816	163	42.92	35,025
DCK	Deck	0	128	13	21.82	2,793
FUS	Finished Upper Story	884	884	884	214.88	189,951
Ttl Gross Liv / Lease Area		1,924	2,868	2,100		451,241

		DCK		4	
FUS	34	2	16	4	
FUS			BAS		
BAS					14
BSM					
		24	16		
		DCK		4	
			16		
	34				

