

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT								
HIGGINS KAITLYN RITA		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed			
HIGGINS MATTHEW JOSEPH		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	304,200	304,200			
694 FRANKLIN ST		SUPPLEMENTAL DATA					RES LAND	1010	350,400	350,400	905			
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1700 Total Acres .921 Chapter Lan			Cyclical 3 Exemption W District Res Exem					Total		654,600	654,600	DUXBURY, MA
GIS ID F_862218_2848132		Assoc Pid#											VISION	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
HIGGINS KAITLYN RITA		57077	206	07-28-2022	Q	I	725,000	00	Year	Code	Assessed	Year	Code	Assessed
KELLEHER JANET		26979	0039	11-06-2003	U	I	100	1A	2023	1010	231,700	2022	1010	216,700
										1010	364,400		1010	300,600
										1010	2,200		1010	17,500
		Total								598,300		Total		534,800
												Total		464,300

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				APPRAISED VALUE SUMMARY										
										Appraised Bldg. Value (Card) 304,200										
										Appraised Xf (B) Value (Bldg) 0										
										Appraised Ob (B) Value (Bldg) 0										
										Appraised Land Value (Bldg) 350,400										
										Special Land Value 0										
										Total Appraised Parcel Value 654,600										
										Valuation Method C										
										Total Appraised Parcel Value 654,600										

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-23-10	05-04-2023	MN	Maintenance	2,025		100	05-04-2023	INSULATION & WEATHERIZATI		09-16-2022	SJD	9	1	00	Measure & Listed
BPO-20-246	10-08-2020	MN	Maintenance	6,818		100		Demo & Rebuild chimney crown		04-12-2013	VGS			20	Field Review
										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	0.003	AC 35,000.00	3.57142	5	1.00	0050	1.000			1.0000	3.28	400
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			350,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	840	
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			405,443
Interior Floor 2			Net Other Adj		23,010
Heat Fuel	04	Electric	Replace Cost		428,452
Heat Type	07	Radiant-Elec.	Year Built		1969
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	0		Depreciation %		29
Total Rooms	7		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		304,200
Sq Ft Fin Bsmt	288		Dep % Ovr		
FBM Quality	02	Low Quality	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	840		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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	816	816	816	214.75	175,234
BSM	Basement	0	816	163	42.90	35,004
FUS	Finished Upper Story	884	884	884	214.75	189,836
WDK	Deck	0	248	25	21.65	5,369
Ttl Gross Liv / Lease Area		1,700	2,764	1,888		405,443

