

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BATISTE MARION L			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
452 FRANKLIN ST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	220,400	220,400	
DUXBURY MA 02332		SUPPLEMENTAL DATA			RES LAND	1010	353,200	353,200		
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1436 Total Acres 1.008 Chapter Lan GIS ID F_865027_2850107		Cyclical 3 Exemption W District Res Exem Assoc Pid#			RESIDNTL	1010	1,400	1,400		
							Total	575,000	575,000	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)				
MINDNICH JONATHAN C	58293 79	09-20-2023	Q	I	540,000	00	Year	Code	Assessed	Year	Code	Assessed
BATISTE MARION L	33030 0308	07-14-2006	U	I	1	1	2023	1010	168,800	2022	1010	159,200
								1010	366,900		1010	302,400
								1010	400		1010	400
							Total	536,100	Total	462,000	Total	397,000

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

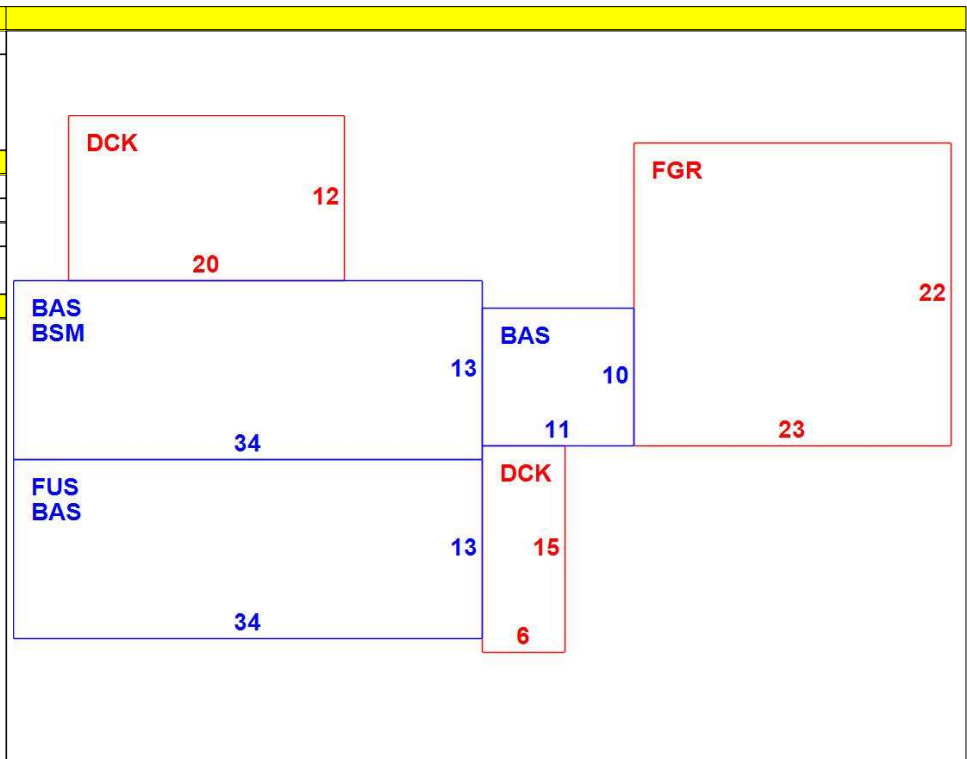
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	220,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,400
Appraised Land Value (Bldg)	353,200
Special Land Value	0
Total Appraised Parcel Value	575,000
Valuation Method	C
Total Appraised Parcel Value	575,000

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
									04-12-2013	VGS			20	Field Review
									09-19-2007	BSB		8	07	Measure - Info @ Door

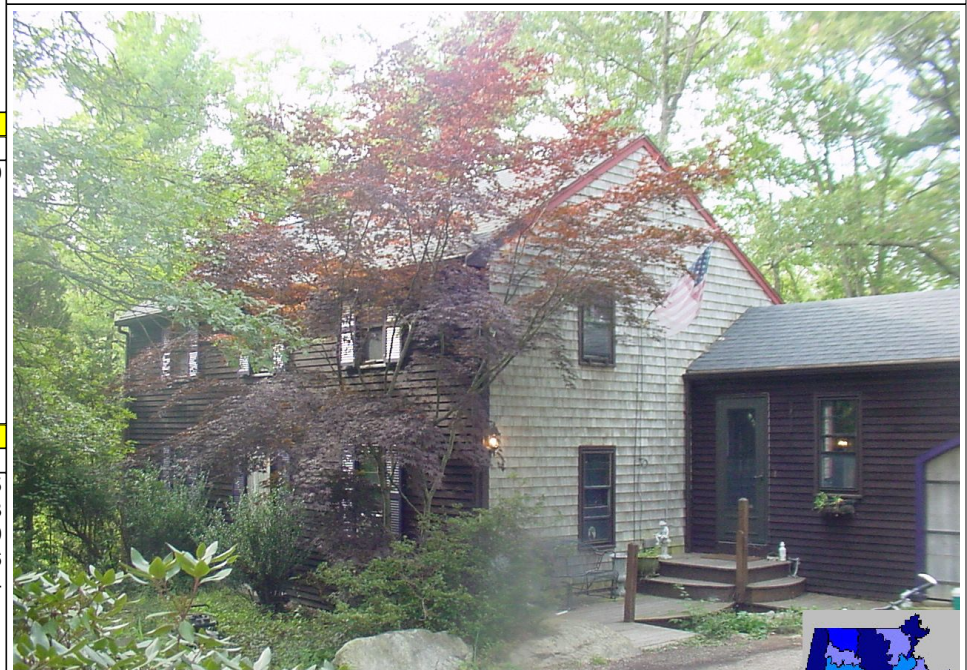
LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1010	Single Family	RC	Primary	40,000 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.091 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.81	3,200
Total Card Land Units					1.01 AC	Parcel Total Land Area					1.01	Total Land Value			353,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	442	
Model	01	Residential	Bsmt Type	03	
Grade	03	Average	Unfin Area	0.00	Partial
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt			Factor%
Interior Wall 1	05	Drywall	Condo Flr		
Interior Wall 2			Condo Unit		
Interior Floor 1	12	Hardwood	COST / MARKET VALUATION		
Interior Floor 2			Net Other Adj		288,898
Heat Fuel	02	Oil	Replace Cost		21,550
Heat Type	05	Hot Water	Year Built		1973
AC Type	01	None	Effective Year Built		1992
Bedrooms	3		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	6		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		220,400
Sq Ft Fin Bsmt	442		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	442		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
SPL4	Above Ground	L	254	8.00	1975	A	70	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	994	994	994	164.24	163,255
BSM	Basement	0	442	88	32.70	14,453
DCK	Deck	0	330	33	16.42	5,420
FGR	Garage	0	506	202	65.57	33,176
FUS	Finished Upper Story	442	442	442	164.24	72,594
Ttl Gross Liv / Lease Area		1,436	2,714	1,759		288,898



452 FRANKLIN ST

