

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WELCH ROGER C TT			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
ROGER C WELCH FAMILY TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	300,800	300,800	
460 FRANKLIN ST		SUPPLEMENTAL DATA			RES LAND	1010	332,400	332,400		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1368 Total Acres 1.678 Chapter Lan GIS ID F_865055_2850280			Cyclical 3 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	4,300	4,300	VISION
						Total		637,500	637,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
WELCH ROGER C TT		49641 0121	03-29-2018	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
WELCH ROGER C		25181 0122	05-20-2003	U	I	100	1F	2023	1010	227,900	2022	1010	199,500
WELCH ROGER C		19000 0001	10-25-2000	Q	I	271,219	00		1010	345,700		1010	285,000
KADRA PETER S		16120 0197	04-23-1998	Q	I	186,000	00		1010	2,700		1010	14,700
460 FRANKLIN ST NOMINEE TRUST		14931 0347	01-27-1997	Q	I	70,000	00	Total		576,300	Total		499,200
								Total			Total		451,400

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

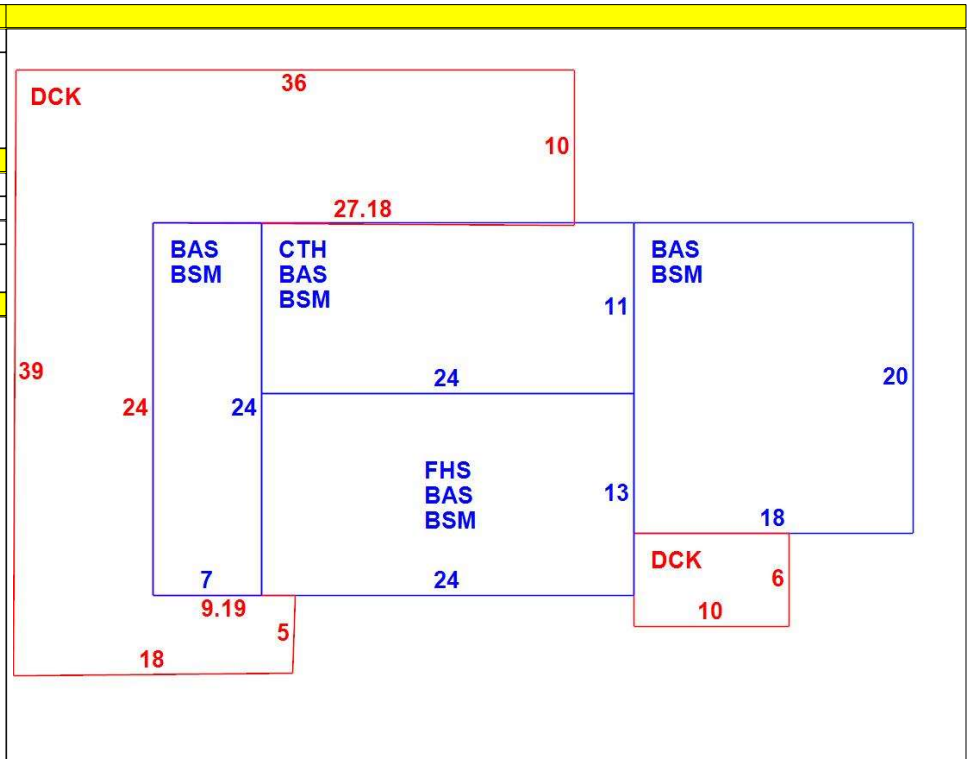
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)								300,800	
Appraised Xf (B) Value (Bldg)								0	
Appraised Ob (B) Value (Bldg)								4,300	
Appraised Land Value (Bldg)								332,400	
Special Land Value								0	
Total Appraised Parcel Value								637,500	
Valuation Method								C	
Total Appraised Parcel Value								637,500	

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-21-77	04-12-2021	MN	Maintenance	7,436		100	05-18-2021	Strip and re-roof 10 sq.	10-13-2021	SJT	10		00	Measure & Listed
257	07-25-2006	AD	Addition	50,000	04-09-2007	100		8X24 1 STRY,KITCH,DK	04-12-2013	VGS			20	Field Review
14531	06-24-1997	AD	Addition	18,000	06-18-1998	100		18X20 1 STRY ADDITIO	04-09-2007	KP		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		TN90	0.9000	315,000
1	1010	Single Family	RC	Residual	0.480	AC 35,000.00	1.00000	5	1.00	0050	1.000			1.0000	16,800
1	1010	Single Family	WP	Undevelop	0.280	AC 2,000.00	1.00000	0	1.00	0050	1.000			1.0000	600
Total Card Land Units					1.68	AC	Parcel Total Land Area					1.68	Total Land Value		332,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1104	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.5				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle	CONDO DATA		
Exterior Wall 2			Parcel Id		C
Roof Structure	03	Gable			B
Roof Cover	03	Asphalt			S
Interior Wall 1	05	Drywall	Adjust Type	Code	Description
Interior Wall 2			Condo Flr		Factor%
Interior Floor 1	12	Hardwood	Condo Unit		
Interior Floor 2			COST / MARKET VALUATION		
Heat Fuel	02	Oil	Net Other Adj		362,590
Heat Type	05	Hot Water	Replace Cost		33,215
AC Type	01	None	Year Built		395,804
Bedrooms	2		Effective Year Built		1973
Full Baths	2		Depreciation Code		1997
Half Baths	0		Remodel Rating		G
Extra Fixtures	0		Year Remodeled		
Total Rooms	5		Depreciation %		24
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	0		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	1		Percent Good		76
Sq Ft Fin Bsmt	542		Cns Sect Rcnd		300,800
FBM Quality	03	Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1104		Misc Imp Ovr Comment		
			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
WDK	Deck	L	100	21.00	1980	A	70	C	1.00	1,500
SHD1	Shed	L	192	21.00		A	70	C	1.00	2,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,104	1,104	1,104	229.63	253,514
BSM	Basement	0	1,104	221	45.97	50,749
CTH	Cathedral Ceiling	0	264	26	22.62	5,970
DCK	Deck	0	722	72	22.90	16,534
FHS	Finished Half Story	156	312	156	114.82	35,823
Ttl Gross Liv / Lease Area		1,260	3,506	1,579		362,590

