

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
PROSL F R, PROSL F R III			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
PROSL GREGORY K, PROSL HANS			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	367,500	367,500	
474 FRANKLIN ST		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	405,900	405,900		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2565 Total Acres 6.978 Chapter Lan GIS ID F_864626_2850423			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	4,300	4,300	
						Total		777,700	777,700	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PROSL F R, PROSL F R III		7724 0260	05-22-1987	U	I		1 1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	275,000	2022	1010	229,800	2021	1010	228,600
									1010	445,300		1010	371,200		1010	309,700
									1010	2,900		1010	2,900		1010	2,900
								Total		723,200	Total		603,900	Total		541,200

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
0050			

**APPRAISED VALUE SUMMARY**

Appraised Bldg. Value (Card)	367,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	4,300
Appraised Land Value (Bldg)	405,900
Special Land Value	0
Total Appraised Parcel Value	777,700
Valuation Method	C
Total Appraised Parcel Value	777,700

NOTES	
NO HEAT IN THE REAR- PORTABLE ONLY	

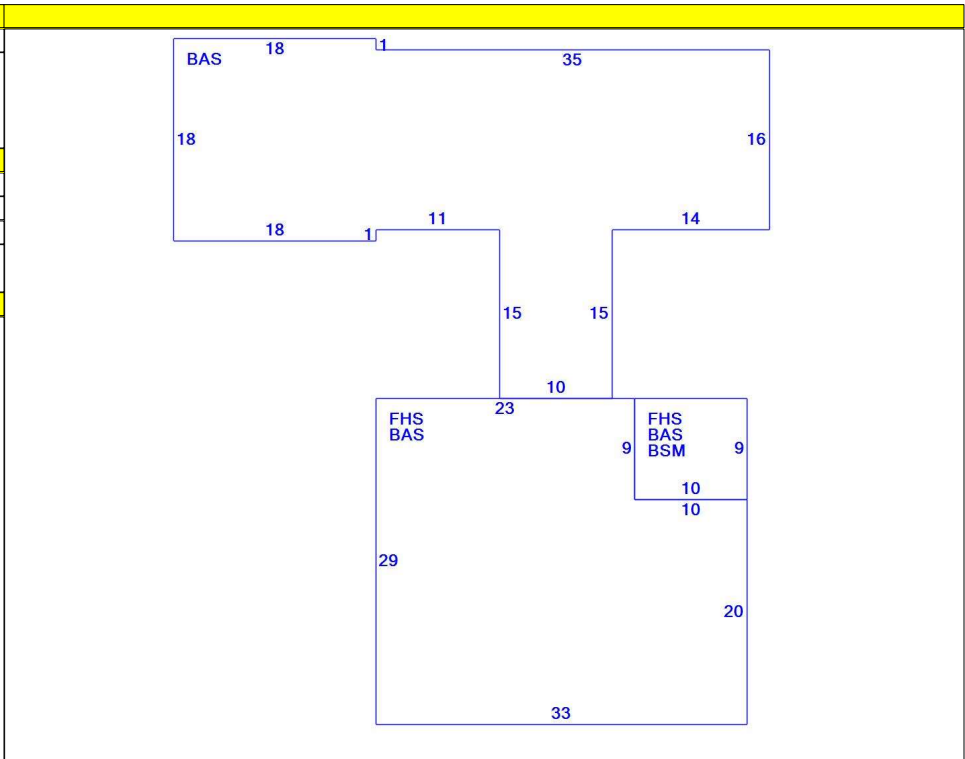
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
126	01-02-2008	MN	Maintenance	3,800		100		RPL 1 BAY WINDOW		04-12-2013	VGS			20	Field Review
										10-25-2012	KP	6		30	Quality Control
										08-18-1998	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	PD	Residual	5.000 AC	35,000.00	0.30720	5	1.00	0050	1.000		1.0000	0.25	53,800
1	1010	Single Family	WP	Undevelop	1.060 AC	2,000.00	1.00000	0	1.00	0050	1.000		1.0000	0.05	2,100
Total Card Land Units					6.98 AC	Parcel Total Land Area					6.98	Total Land Value			405,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	90	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.6				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	01	None			
Bedrooms	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	9				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	2				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	03	Stone			
Bsmt Garage	0				
Bsmt Area	90				

CONDO DATA			
Parcel Id	C	Owne	
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Net Other Adj	522,128
Replace Cost	26,390
Year Built	1850
Effective Year Built	1988
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	33
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	67
Cns Sect Rcnd	367,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
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
SHD1	Shed	L	140	21.00	1981	A	70	C	1.00	2,100
SHD1	Shed	L	150	21.00	1980	A	70	C	1.00	2,200

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,991	1,991	1,991	209.86	417,829
BSM	Basement	0	90	18	41.97	3,777
FHS	Finished Half Story	479	957	479	105.04	100,522
Ttl Gross Liv / Lease Area		2,470	3,038	2,488		522,128



474 FRANKLIN ST

