

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
OBRIEN DIANE			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
MACINNIS ANDREW N			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	312,300	312,300	
380 FRANKLIN ST		SUPPLEMENTAL DATA			RES LAND	1010	300,600	300,600		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2478 Total Acres 1.006 Chapter Lan GIS ID F_865654_2850566			Cyclical 3 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	75,600	75,600	
						Total		688,500	688,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
OBRIEN DIANE		46207 0236	10-28-2015	Q	I	425,000	00	Year	Code	Assessed	Year	Code	Assessed	
LEONARD MARGARETTE L		19924 0279	05-31-2001	Q	I	356,000	00	2023	1010	239,500	2022	1010	219,800	
NICHOLS LAWRENCE A JR. & JANICE M		9734 0241	05-03-1990	Q	I	159,900	00		1010	312,700		1010	257,700	
									1010	49,100		1010	49,100	
						Total		601,300	Total		526,600	Total		465,000

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				

NOTES									
This signature acknowledges a visit by a Data Collector or Assessor									

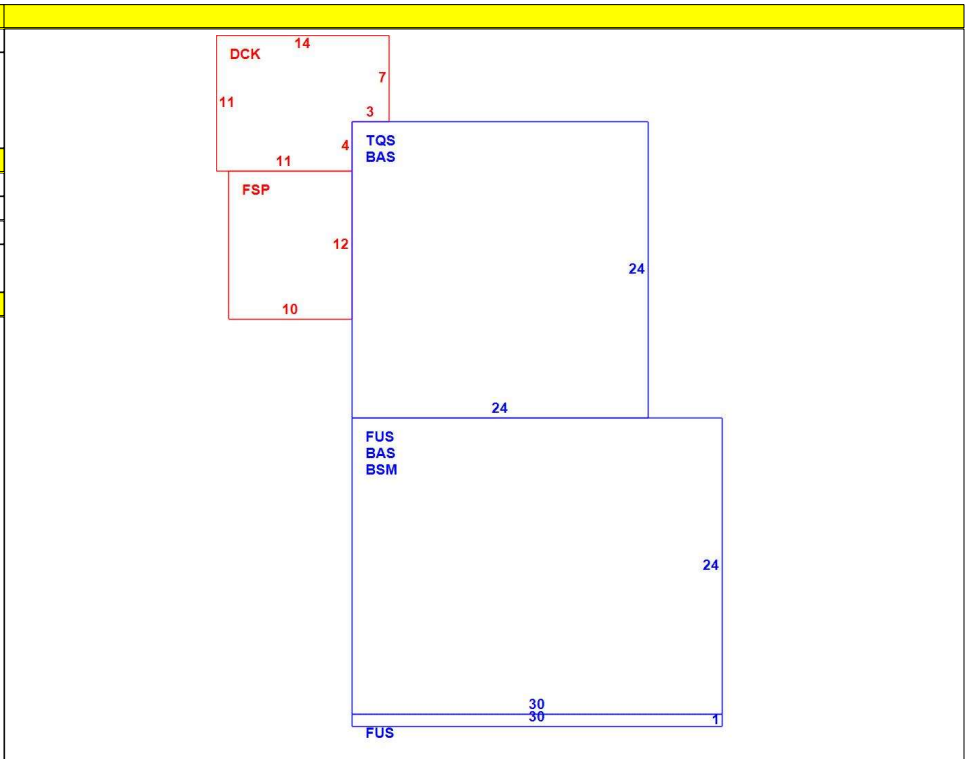
APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)									312,300
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									75,600
Appraised Land Value (Bldg)									300,600
Special Land Value									0
Total Appraised Parcel Value									688,500
Valuation Method									C
Total Appraised Parcel Value									688,500

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
BPO-21-315	07-12-2021	BP	Bldg Permit	6,966		0		24'D ABVGRND POOL		07-01-2019	SJT	5		20	Field Review
BPO-20-281	10-26-2020	MN	Maintenance	4,916		100		Weatherization/Air Sealing		11-24-2015	JLF	9	1	00	Measure & Listed
QP-19-113	05-24-2019	MN		4,000	06-25-2019	100		6 REPLACEMENT WINDOWS		04-12-2013	VGS			20	Field Review
600	11-07-2003	RM	Remodel	14,000	09-04-2004	100		FIN BSMNT AREA		05-09-2007	BSB		1	00	Measure & Listed
11646	07-16-1990	NC	New Construct	43,000	01-01-1994	100		ADD+GAR,WKSH,HSTALL							

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			TN85	0.8500	8.75	297,500
1	1010	Single Family	RC	Residual	0.089 AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.80	3,100	
Total Card Land Units					1.01 AC	Parcel Total Land Area					1.01	Total Land Value				300,600	

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	720	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	198.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2	11	Clapboard			S
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			380,831
Interior Floor 2			Net Other Adj		30,150
Heat Fuel	03	Gas	Replace Cost		410,982
Heat Type	05	Hot Water	Year Built		1985
AC Type	01	None	Effective Year Built		1997
Bedrooms	4		Depreciation Code		A
Full Baths	2		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	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		76
Gas Fireplaces	0		Cns Sect Rcnld		312,300
Sq Ft Fin Bsmt	522		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	720		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
BRN9	Barn - Liv Area	L	1,740	123.00	1990	A	70	D	0.50	74,900
WDK	Deck	L	48	21.00	1990	A	70	C	1.00	700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,296	1,296	1,296	143.17	185,548
BSM	Basement	0	720	144	28.63	20,616
DCK	Deck	0	142	14	14.12	2,004
FSP	Screened Porch	0	120	24	28.63	3,436
FUS	Finished Upper Story	750	750	750	143.17	107,378
TQS	Three Quarter Story	432	576	432	107.38	61,849
Ttl Gross Liv / Lease Area		2,478	3,604	2,660		380,831

