

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
KELLY GEOFFREY J & SONIA  224 FRANKLIN ST  DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description RESIDENTL RES LAND	Code 1010 1010	Appraised 390,700 351,300	Assessed 390,700 351,300
		0	No Sewer	0	Paved	0	Average				
				0	Medium						
SUPPLEMENTAL DATA											
Alt Prcl ID			Cyclical			3					
Scnd Home			Exemption			W					
Tax Class			District			1949					
Tot Fin Area			Res Exem			.954					
Total Acres			Assoc Pid#			F_867428_2852232					
Chapter Lan											
GIS ID						Total 742,000 742,000					

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
KELLY GEOFFREY J & SONIA		57284 155	09-30-2022	Q	I	800,000	00	Year	Code	Assessed	Year	Code	Assessed
ACKERMAN LOUIS		44845 0205	10-16-2014	U	I	1	1A	2023	1010	314,600	2022	1010	293,300
ACKERMAN LOUIS		30531 0329	05-16-2005	U	I	1	1F		1010	365,100		1010	300,900
								Total		679,700	Total		594,200
											Total		527,800

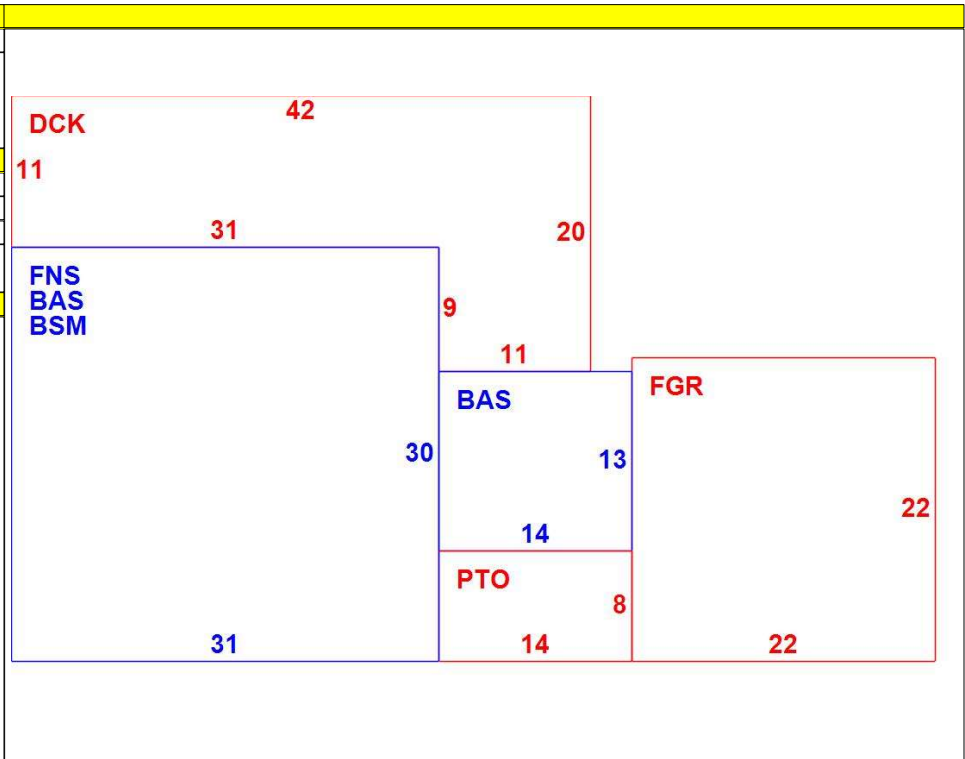
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int		
Total			0.00								

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0050					Appraised Bldg. Value (Card)			390,700
					Appraised Xf (B) Value (Bldg)			0
					Appraised Ob (B) Value (Bldg)			0
					Appraised Land Value (Bldg)			351,300
					Special Land Value			0
					Total Appraised Parcel Value			742,000
					Valuation Method			C
					Total Appraised Parcel Value			742,000

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
									11-09-2021	SJT	10		00	Measure & Listed
									04-12-2013	VGS			20	Field Review
									05-15-2007	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	0.037	AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.81	1,300
Total Card Land Units					0.95	AC	Parcel Total Land Area					0.95	Total Land Value			351,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	930	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			519,940
Interior Floor 2			Net Other Adj		15,225
Heat Fuel	03	Gas	Replace Cost		535,163
Heat Type	05	Hot Water	Year Built		1950
AC Type	01	None	Effective Year Built		1994
Bedrooms	3		Depreciation Code		G
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		27
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		73
Gas Fireplaces	0		Cns Sect Rcnld		390,700
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	930		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	1,112	1,112	1,112	217.46	241,812
BSM	Basement	0	930	186	43.49	40,447
DCK	Deck	0	561	56	21.71	12,178
FGR	Garage	0	484	194	87.16	42,187
FNS	Finished 90% Story	837	930	837	195.71	182,011
PTO	Patio	0	112	6	11.65	1,305
Ttl Gross Liv / Lease Area		1,949	4,129	2,391		519,940

