

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
OBRIEN STEVEN J			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
MCCADDEN NANCY E			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	384,000	384,000	
242 FRANKLIN ST		SUPPLEMENTAL DATA			RES LAND	1010	352,200	352,200		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1860 Total Acres .978 Chapter Lan GIS ID F_867319_2852115			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	2,300	2,300	
						Total		738,500	738,500	

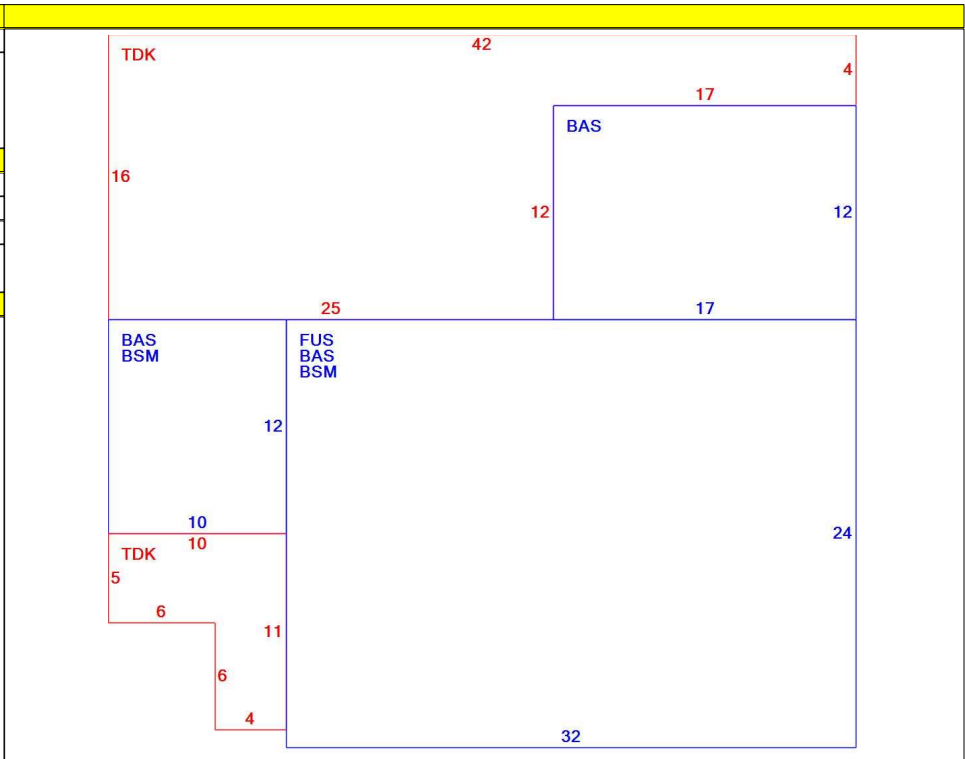
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
OBRIEN STEVEN J	46042	0289	09-15-2015	Q	I	522,000	00	Year	Code	Assessed	Year	Code	Assessed
LABAN RONA M	44744	0330	09-17-2014	U	I	1	1	2023	1010	290,300	2022	1010	265,000
GLATTHORN DANIEL D JR	19371	0224	02-14-2001	Q	I	320,000	00		1010	366,200		1010	301,800
FULTZ STUART R	13366	0054	01-10-1995	U	I	1	1F		1010	1,500		1010	1,500
						Total		658,000	Total	568,300	Total	492,700	

EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
Total			0.00					Appraised Bldg. Value (Card) 384,000				
Nbhd		Nbhd Name	B	Tracing				Appraised Xf (B) Value (Bldg) 0				
0050						Appraised Ob (B) Value (Bldg) 2,300						
Total						Appraised Land Value (Bldg) 352,200						
Total						Special Land Value 0						
Total						Total Appraised Parcel Value 738,500						
Total						Valuation Method C						
Total						Total Appraised Parcel Value 738,500						

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
7	05-01-2003	AD	Addition		08-31-2004	100		SHED 8X12 STRIP & REROOF	04-27-2016	SJD	9		00	Measure & Listed
267	07-03-2002	MN	Maintenance	3,200		100			04-12-2013	VGS				20
									03-28-2013	AO	6	6	30	Quality Control
									03-13-2002	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		1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.062	AC 35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.82	2,200
Total Card Land Units					0.98	AC	Parcel Total Land Area					0.98	Total Land Value		352,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	888	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
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			432,852
Interior Floor 2			Net Other Adj		13,650
Heat Fuel	03	Gas	Replace Cost		446,502
Heat Type	04	Forced Air-Duc	Year Built		1971
AC Type	01	None	Effective Year Built		2007
Bedrooms	4		Depreciation Code		E
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		14
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		86
Gas Fireplaces	0		Cns Sect Rcnd		384,000
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	888		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	96	21.00	2004	A	70	C	1.00	1,400
PTO	Patio	L	90	15.00	1986	A	70	C	1.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,092	1,092	1,092	206.91	225,944
BSM	Basement	0	888	178	41.47	36,830
FUS	Finished Upper Story	768	768	768	206.91	158,905
TDK	Trex Deck	0	542	54	20.61	11,173
Ttl Gross Liv / Lease Area		1,860	3,290	2,092		432,852

