

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
JOHNSON CRAIG C			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
JOHNSON TABITHA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	377,100	377,100
266 FRANKLIN ST		SUPPLEMENTAL DATA			RES LAND	1010	353,200	353,200	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1768 Total Acres .998 Chapter Lan			Cyclical 3 Exemption W District Res Exem	RESIDNTL	1010	6,900	6,900
GIS ID F_867185_2851998		Assoc Pid#			Total		737,200	737,200	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
JOHNSON CRAIG C		47000 0178	06-01-2016	Q	I	510,000	00	Year	Code	Assessed	Year	Code	Assessed
BUNNELL JAMES P & JOAN V		15446 0323	08-29-1997	Q	I	227,000	00	2023	1010	285,100	2022	1010	263,300
FLORES BLAINE R		13262 0292	11-15-1994	Q	I	182,500	00		1010	366,900		1010	302,400
MEEHAN JAMES K		10158 0032	02-22-1991	Q	I	152,000	00		1010	4,600		1010	4,600
Total								656,600		Total		570,300	
								Total		Total		494,300	

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

This signature acknowledges a visit by a Data Collector or Assessor

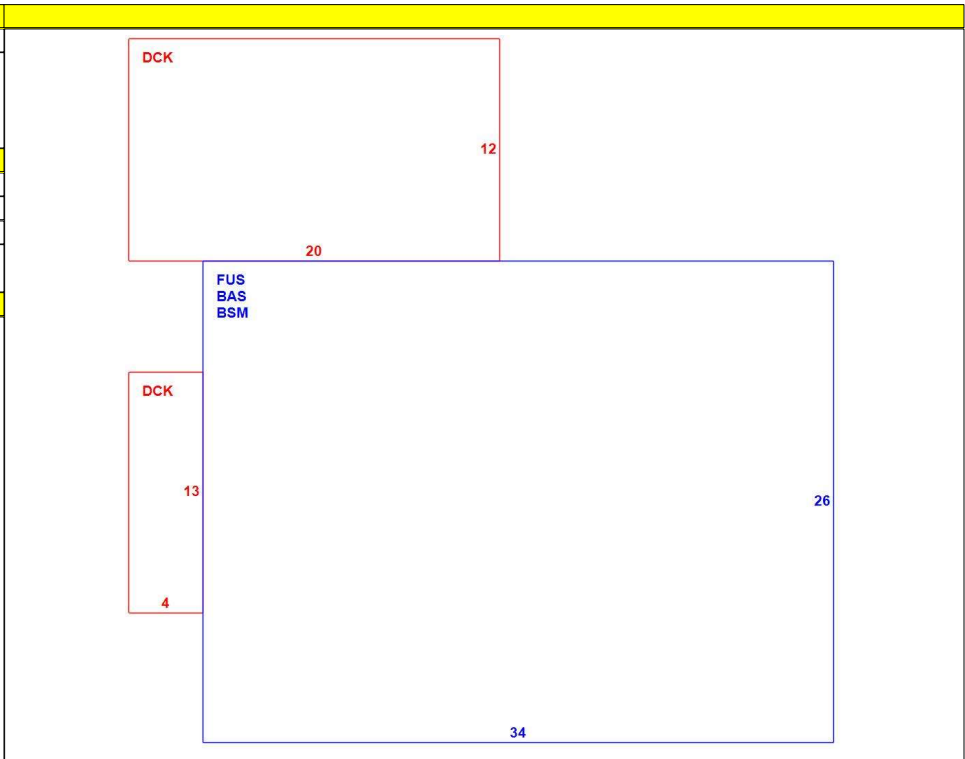
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	377,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	6,900
Appraised Land Value (Bldg)	353,200
Special Land Value	0
Total Appraised Parcel Value	737,200
Valuation Method	C
Total Appraised Parcel Value	737,200

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-23-28	09-14-2023	MN	Maintenance	8,474		100		NEW ROOF		03-09-2020	SJT	5		01	Measure - No Entry
2019-3	02-26-2019	MS	Miscellaneous	4,500	03-09-2020	100		12' X 16' UTILITY BLDG		05-30-2019	SJT	5		01	Measure - No Entry
										11-03-2016	SJD	9	1	00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										05-08-2007	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	0.092 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	3,200
Total Card Land Units					1.01 AC	Parcel Total Land Area					1.01	Total Land Value			353,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	884	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	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			424,810
Interior Floor 2			Net Other Adj		13,650
Heat Fuel	02	Oil	Replace Cost		438,459
Heat Type	04	Forced Air-Duc	Year Built		1973
AC Type	03	Central	Effective Year Built		2007
Bedrooms	3		Depreciation Code		E
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		14
Total Rooms	6		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 Rcnld		377,100
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	884		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	192	21.00	2020	G	85	A	2.00	6,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	884	884	884	215.20	190,239
BSM	Basement	0	884	177	43.09	38,091
DCK	Deck	0	292	29	21.37	6,241
FUS	Finished Upper Story	884	884	884	215.20	190,239
Ttl Gross Liv / Lease Area		1,768	2,944	1,974		424,810

