

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
KARCHER THOMAS J			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
KARCHER MARY G			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	165,000	165,000
631 FRANKLIN ST		SUPPLEMENTAL DATA			RES LAND	1010	356,900	356,900	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1080 Total Acres 1.118 Chapter Lan GIS ID F_862972_2848837			Cyclical Exemption W District Res Exem Assoc Pid#			Total 521,900 521,900	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
KARCHER THOMAS J		7154 0274	09-29-1986	Q	I	168,500	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	158,000	2022	1010	127,600
									1010	353,100		1010	291,000
								Total		511,100	Total		418,600
								Total			Total		352,900

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	165,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	356,900
Special Land Value	0
Total Appraised Parcel Value	521,900
Valuation Method	C
Total Appraised Parcel Value	521,900

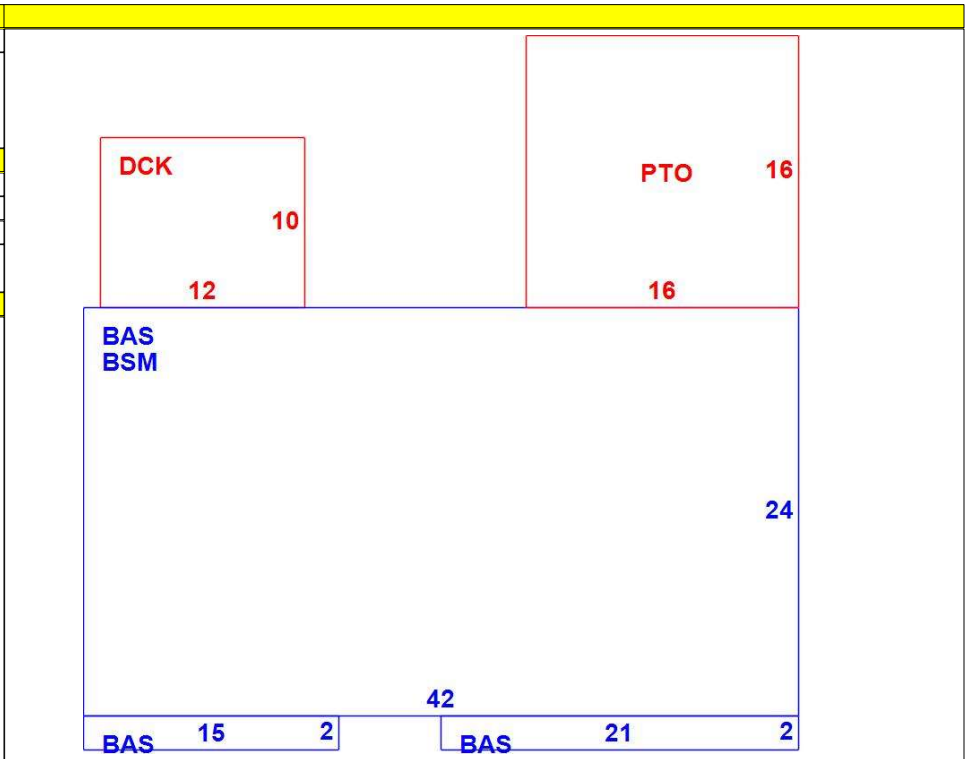
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

NOTES									

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
									10-21-2022	SJT	10		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									03-27-2013	AO	6	6	30	Quality Control
									06-12-2007	BSB		1	07	Measure - Info @ Door

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	0.198 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	6,900
Total Card Land Units					1.12 AC	Parcel Total Land Area					1.12	Total Land Value			356,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	1008	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1				
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			224,385
Interior Floor 2			Net Other Adj		8,000
Heat Fuel	03	Gas	Replace Cost		232,386
Heat Type	04	Forced Air-Duc	Year Built		1968
AC Type	03	Central	Effective Year Built		1992
Bedrooms	3		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	5		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		71
Gas Fireplaces	0		Cns Sect Rcnld		165,000
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	1008		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	1,080	1,080	1,080	171.68	185,414	
BSM	Basement	0	1,008	202	34.40	34,679	
DCK	Deck	0	120	12	17.17	2,060	
PTO	Patio	0	256	13	8.72	2,232	
Ttl Gross Liv / Lease Area		1,080	2,464	1,307		224,385	

