

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
PIERCE JOSEPH W			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
BALMER URSULA J			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	567,300	567,300	
517 FRANKLIN ST		SUPPLEMENTAL DATA			RES LAND	1010	351,500	351,500		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2964 Total Acres .961 Chapter Lan GIS ID F_864082_2849718			Cyclical 3 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	2,300	2,300	
							Total	921,100	921,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
PIERCE JOSEPH W		56830 46	05-20-2022	Q	I	860,000	00	Year	Code	Assessed	Year	Code	Assessed
HERMAN ANDREW		48656 0292	07-12-2017	Q	I	547,000	00	2023	1010	430,800	2022	1010	393,800
CRONIN JOSEPH		45739 0100	06-30-2015	Q	I	545,000	00		1010	365,500	2021	1010	301,200
WALSH FRED C & PAMELA WEBSTER		14430 0274	06-12-1996	U	I	187,500	1		1010	1,700		1010	1,700
MAGUIRE EDWARD L & JAMES P ET AL		11844 0322	05-10-1993	U	I	100	1	Total	798,000	Total	696,700	Total	594,300

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY													
Appraised Bldg. Value (Card)											567,300		
Appraised Xf (B) Value (Bldg)											0		
Appraised Ob (B) Value (Bldg)											2,300		
Appraised Land Value (Bldg)											351,500		
Special Land Value											0		
Total Appraised Parcel Value											921,100		
Valuation Method											C		
Total Appraised Parcel Value											921,100		

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
2-17-141	07-17-2017	MN	Maintenance	11,000		100		STRIP AND REROOF		11-22-2022	SJD	9		01	Measure - No Entry
2015-208	07-13-2015	MS	Miscellaneous	21,000		100		REMOVE 4 WALLS, INSTALL 7		11-27-2017	SJD	9	1	07	Measure - Info @ Door
15245	12-10-1998	NC	New Construct	4,000		100		6X46 FARMERS PORCH		11-02-2015	SJD	9		12	Property Estimated - No Ac
14189	08-22-1996	AD	Addition	81,000	08-04-1997	100		32X24 2STRY/GAR		04-12-2013	VGS			20	Field Review
14155	08-05-1996	AD	Addition	4,000	05-05-1998	100		16X16 SCREENED PORCH		03-27-2013	AO	6	6	30	Quality Control
										10-16-2007	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	0.043 AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.80	1,500
Total Card Land Units					0.96 AC	Parcel Total Land Area					0.96	Total Land Value			351,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	792	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	01	None			
Bedrooms	4				
Full Baths	3				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	9				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	792				

CONDO DATA			
Parcel Id		C	Owne
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION			
Net Other Adj		669,965	
Replace Cost		30,450	
Year Built		1970	
Effective Year Built		2002	
Depreciation Code		VG	
Remodel Rating			
Year Remodeled			
Depreciation %		19	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		81	
Cns Sect Rcnd		567,300	
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
Cost to Cure Ovr			
Cost to Cure Ovr Comment			

BAS	12	WDK	41	14
	32		36	
FUS FGR	22	FUS BAS	22	22
	22	FUS BAS BSM	36	5
		FOP	6	17
		FUS FOP	36	16
			36	2
			4	

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	128	21.00	1980	A	70	C	1.00	1,900
LNT	Lean To	L	64	10.00	1980	A	70	C	1.00	400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,396	1,396	1,396	193.58	270,231
BSM	Basement	0	792	158	38.62	30,585
FGR	Garage	0	484	194	77.59	37,554
FOP	Open Porch	0	276	41	28.76	7,937
FSP	Screened Porch	0	272	54	38.43	10,453
FUS	Finished Upper Story	1,568	1,568	1,568	193.58	303,526
WDK	Deck	0	502	50	19.28	9,679
Ttl Gross Liv / Lease Area		2,964	5,290	3,461		669,965

