

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
DEANE CHRISTOPHER J S		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed	
DEANE SARA M		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	386,400	386,400	
669 FRANKLIN ST		SUPPLEMENTAL DATA					RES LAND	1010	356,300	356,300	905	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2307 Total Acres 1.098 Chapter Lan GIS ID F_862643_2848320					RESIDNTL	1010	9,800	9,800	DUXBURY, MA	
					Cyclical Exemption W District Res Exem 3						VISION	
					Assoc Pid#	Total 752,500 752,500						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DEANE CHRISTOPHER J S		53195 205	08-04-2020	Q	I	595,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
GARRETSON JEFFREY W & DAVID J TR		52690 107	04-30-2020	Q	V	1	1F	2023	1010	306,500	2022	1010	285,900	2021	1010	269,100
GARRETSON LINDA K		34272 0347	03-22-2007	U	I	100	1F	1010	370,600	3,300	1010	305,400	1010	3,300	1010	254,500
								Total	680,400	Total	594,600	Total	526,900			

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

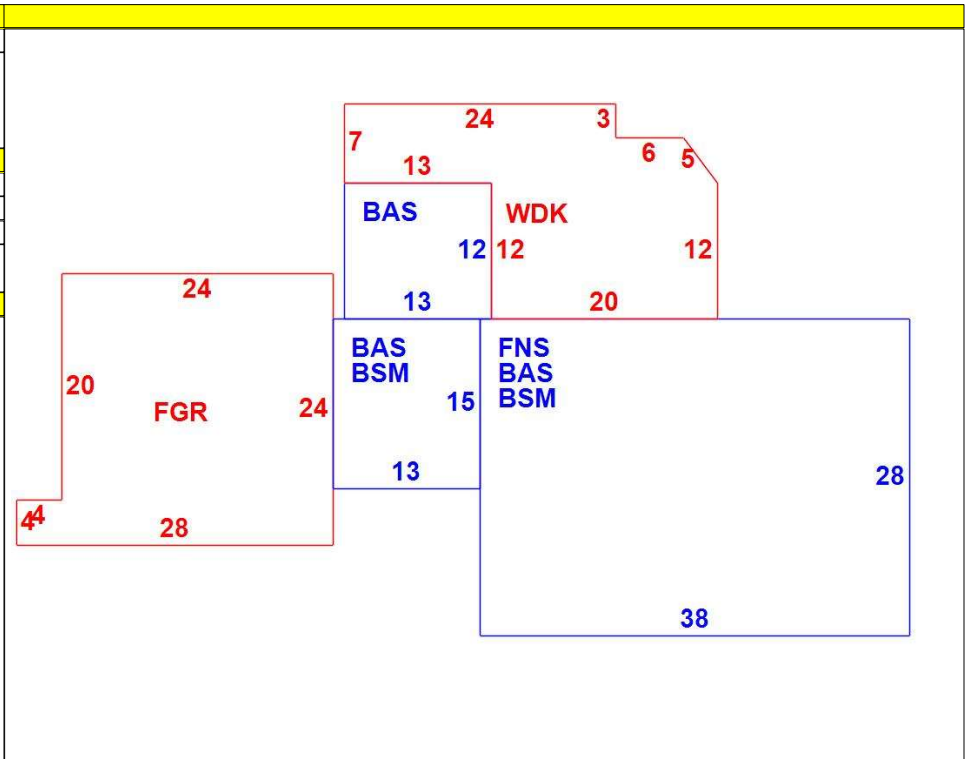
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)									386,400
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									9,800
Appraised Land Value (Bldg)									356,300
Special Land Value									0
Total Appraised Parcel Value									752,500
Valuation Method									C
Total Appraised Parcel Value									752,500

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
BPO-22-430	11-02-2022	SP	Solar Panels	38,395		0		Install 17 solar panels on rooftop		04-07-2021	SJD	9	1	07	Measure - Info @ Door
BPO-21-65	02-16-2021	MN	Maintenance	2,025		100		Weatherization & Insulation		04-12-2013	VGS			20	Field Review
20010281	07-13-2001	NC	New Construct	8,000	06-28-2002	100		9X15 W/EXT/REDECK		06-28-2002	KP		1	00	Measure & Listed
2000367	09-20-2000	NC	New Construct	15,000	06-04-2001	100		SUNRM ATTPIER FOOT							

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	0.180	AC 35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	6,300	
Total Card Land Units					1.10	AC	Parcel Total Land Area					1.10	Total Land Value			356,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1259	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		526,172
Interior Floor 2			Replace Cost		18,070
Heat Fuel	03	Gas	Year Built		544,242
Heat Type	05	Hot Water	Effective Year Built		1966
AC Type	01	None	Depreciation Code		1992
Bedrooms	4		Remodel Rating		A
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		29
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		71
Extra Openings	1		Cns Sect Rcnd		386,400
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1259		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
PTO	Patio	L	100	15.00	2000	A	70	C	1.00	1,100
GNR	GENERATOR	L	1	12400.00	2018	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,415	1,415	1,415	181.06	256,206
BSM	Basement	0	1,259	252	36.24	45,628
FGR	Garage	0	592	237	72.49	42,912
FNS	Finished 90% Story	958	1,064	958	163.03	173,459
WDK	Deck	0	438	44	18.19	7,967
Ttl Gross Liv / Lease Area		2,373	4,768	2,906		526,172

