

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | |
|---|--|------|------------|---|-----------|--------------------|------|-----------|----------|
| DANTAS CARLOS A 697 FRANKLIN ST DUXBURY MA 02332 | | | 0 Water | 0 Feeder | 0 Average | Description | Code | Appraised | Assessed |
| | | | 0 No Sewer | 0 Paved | 0 Average | RESIDENTL | 1010 | 289,400 | 289,400 |
| | | | | 0 Medium | | RES LAND | 1010 | 353,500 | 353,500 |
| SUPPLEMENTAL DATA | | | | | | | | | |
| Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1982 Total Acres 1.018 Chapter Lan GIS ID F_862418_2847980 | | | | Cyclical 3 Exemption W District Res Exem Assoc Pid# | | | | | |
| | | | | | | Total | | 642,900 | 642,900 |

905
 DUXBURY, MA
VISION

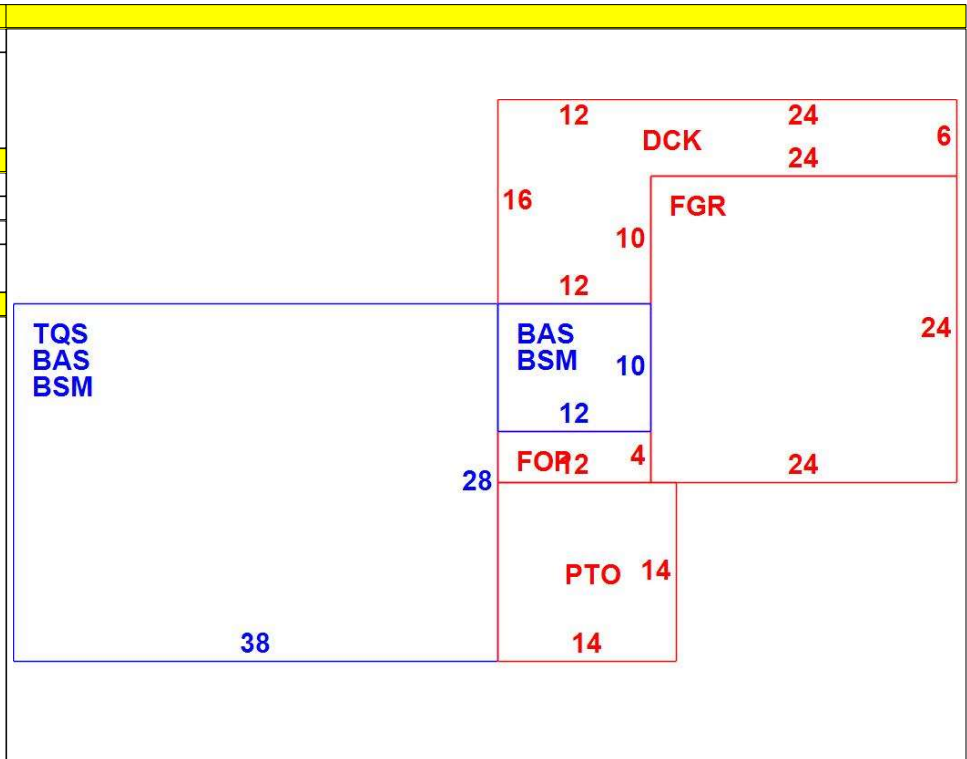
| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | |
|---------------------|-------|-------------|------------|-----|-----|------------|----|--------------------------------|------|----------|-------|------|----------|
| DANTAS CARLOS A | 41092 | 0056 | 03-13-2012 | U | I | 1 | 1F | Year | Code | Assessed | Year | Code | Assessed |
| DANTAS JOLANDA B | 32427 | 0282 | 03-29-2006 | U | I | 100 | 1A | 2023 | 1010 | 214,500 | 2022 | 1010 | 178,500 |
| DANTAS CARLOS A JR | 16024 | 0139 | 03-26-1998 | U | I | 100 | 1F | | 1010 | 367,600 | | 1010 | 303,000 |
| DANTAS CARLOS A JR | 14609 | 0130 | 08-26-1996 | Q | I | 230,000 | 00 | Total | | 582,100 | Total | | 481,500 |
| | | | | | | | | Total | | 429,900 | Total | | 429,900 |

| EXEMPTIONS | | | OTHER ASSESSMENTS | | | | | |
|------------------------|-----------|-------------|-------------------|---------|-------------|--------|--------|--|
| Year | Code | Description | Amount | Code | Description | Number | Amount | Comm Int |
| | | | | | | | | This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 289,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 353,500 Special Land Value 0 Total Appraised Parcel Value 642,900 Valuation Method C Total Appraised Parcel Value 642,900 |
| | | | 0.00 | | | | | |
| | | | | | | | | |
| ASSESSING NEIGHBORHOOD | | | | | | | | |
| Nbhd | Nbhd Name | | B | Tracing | | Batch | | |
| 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 |
| | | | | | | | | | 10-27-2022 | SJT | 10 | | 01 | Measure - No Entry |
| | | | | | | | | | 04-12-2013 | VGS | | | 20 | Field Review |
| | | | | | | | | | 07-03-2007 | 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 | 0.100 | AC 35,000.00 | 1.00000 | 5 | 1.00 | 0050 | 1.000 | | 1.0000 | 0.80 | 3,500 | |
| Total Card Land Units | | | | | 1.02 | AC | Parcel Total Land Area | | | | | 1.02 | Total Land Value | | | 353,500 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|------|--------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 04 | Cape Cod | Bsmt Area | 1184 | |
| Model | 01 | Residential | Bsmt Type | 04 | |
| Grade | 03 | Average | Unfin Area | 0.00 | Full |
| Stories | 1.75 | | | | |
| 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 | | | 394,650 |
| Interior Floor 2 | | | Net Other Adj | | 13,000 |
| Heat Fuel | 03 | Gas | Replace Cost | | 407,650 |
| Heat Type | 05 | Hot Water | Year Built | | 1966 |
| AC Type | 01 | None | Effective Year Built | | 1992 |
| Bedrooms | 4 | | Depreciation Code | | A |
| Full Baths | 2 | | Remodel Rating | | |
| Half Baths | 0 | | Year Remodeled | | |
| Extra Fixtures | 0 | | Depreciation % | | 29 |
| Total Rooms | 7 | | 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 | | 289,400 |
| 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 | 1184 | | 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 | 1,184 | 1,184 | 1,184 | 157.86 | 186,906 |
| BSM | Basement | 0 | 1,184 | 237 | 31.60 | 37,413 |
| DCK | Deck | 0 | 336 | 34 | 15.97 | 5,367 |
| FGR | Garage | 0 | 576 | 230 | 63.03 | 36,308 |
| FOP | Open Porch | 0 | 48 | 7 | 23.02 | 1,105 |
| PTO | Patio | 0 | 196 | 10 | 8.05 | 1,579 |
| TQS | Three Quarter Story | 798 | 1,064 | 798 | 118.40 | 125,972 |
| Ttl Gross Liv / Lease Area | | 1,982 | 4,588 | 2,500 | | 394,650 |

