

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CHEEVERS PAUL M			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
FREDERICK PAULA L			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	137,200	137,200
717 FRANKLIN ST		SUPPLEMENTAL DATA			RES LAND	1010	405,500	405,500	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 672 Total Acres 6.468 Chapter Lan GIS ID F_862488_2847608			Cyclical Exemption W District Res Exem	RESIDNTL	1010	3,500	3,500
						Total		546,200	546,200

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CHEEVERS PAUL M		30462 0227	05-03-2005	Q	I	435,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	102,500	2022	1010	85,600
									1010	443,400		1010	369,900
									1010	1,700		1010	1,700
								Total		547,600	Total		457,200
								Total			Total		396,300

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)	137,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	3,500
Appraised Land Value (Bldg)	405,500
Special Land Value	0
Total Appraised Parcel Value	546,200
Valuation Method	C
Total Appraised Parcel Value	546,200

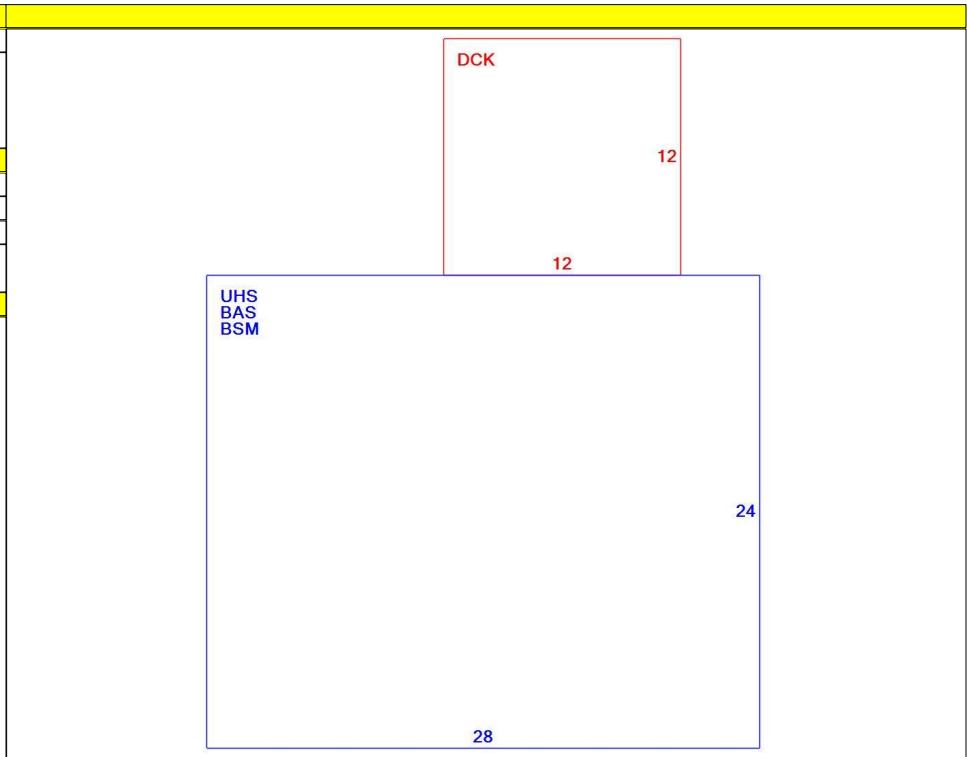
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

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
2014-193	09-23-2014	MN	Maintenance	12,990		100		REPLACE 13 WINDOWS	10-27-2022	SJT	10		01	Measure - No Entry
163	11-26-2012	MN	Maintenance	4,600		100		RE-ROOF 12 SQUARES	07-18-2013	BH			01	Measure - No Entry
245	07-12-2006	MS	Miscellaneous	7,000		100		10X14 UTILITY BLDG	04-12-2013	VGS			20	Field Review
11870	04-22-1991	AD	Addition	500	09-16-2005	100		DECK 12' X 12'	08-29-2007	KP		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	PD	Residual	3,000	AC 35,000.00	0.48000	5	1.00	0050	1.000		1.0000	0.39	50,400
1	1010	Single Family	WP	Undevelop	2,550	AC 2,000.00	1.00000	0	1.00	0050	1.000		1.0000	0.05	5,100
Total Card Land Units					6.47	AC	Parcel Total Land Area			6.47	Total Land Value			405,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	672	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	336.00	Full
Stories	1.5				
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		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			190,092
Interior Floor 2			Net Other Adj		8,800
Heat Fuel	02	Oil	Replace Cost		198,891
Heat Type	05	Hot Water	Year Built		1948
AC Type	01	None	Effective Year Built		1990
Bedrooms	1		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		31
Total Rooms	4		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		69
Gas Fireplaces	0		Cns Sect Rcnld		137,200
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	1		Misc Imp Ovr Comment		
Bsmt Area	672		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	144	21.00	2006	A	70	C	1.00	2,100
SHD1	Shed	L	96	21.00	2016	A	70	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	672	672	672	192.40	129,293
BSM	Basement	0	672	134	38.37	25,782
DCK	Deck	0	144	14	18.71	2,694
UHS	Unfinished Half Story	0	672	168	48.10	32,323
Ttl Gross Liv / Lease Area		672	2,160	988		190,092

