

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
SAMPSON GREGORY T SAMPSON JEANMARIE 249 FRANKLIN ST DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	503,300	503,300
		SUPPLEMENTAL DATA		Cyclical Exemption W		3		RES LAND	1010	371,700	371,700
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2440 Total Acres 1.538 Chapter Lan GIS ID F_867465_2851829		Assoc Pid#				RESIDNTL	1010	43,000	43,000
						Total				918,000	918,000

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
SAMPSON GREGORY T		LCC 113693	08-28-2009	Q	I	583,500	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	384,700	2022	1010	352,700
									1010	386,600		1010	318,600
									1010	22,800		1010	22,800
								Total		794,100	Total		694,100
											Total		600,700

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

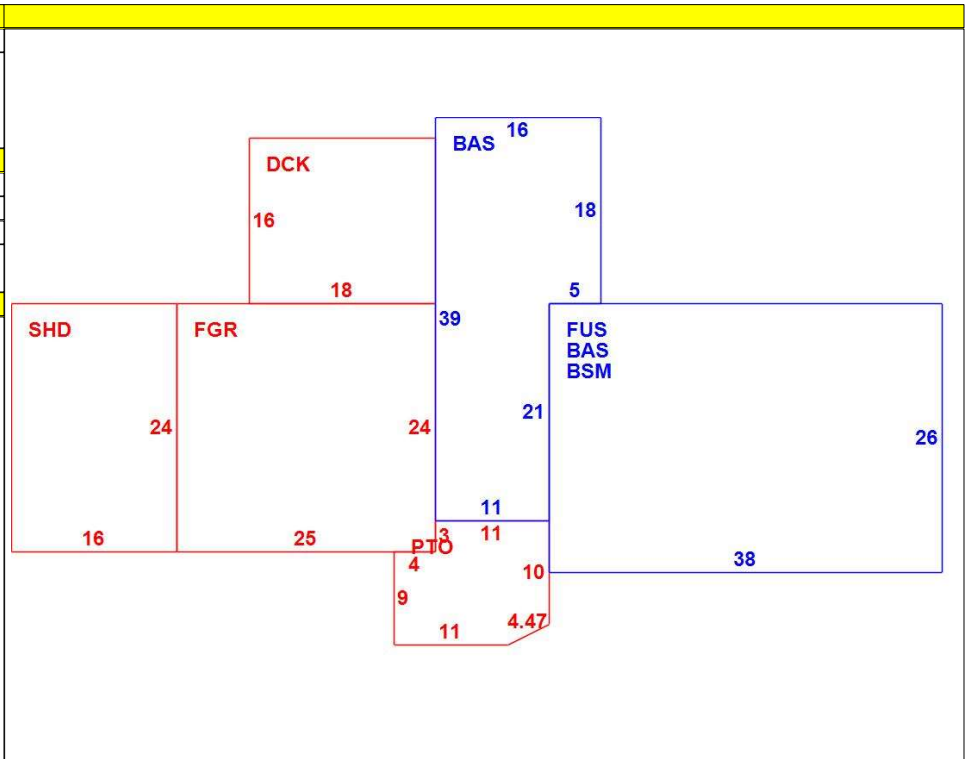
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	503,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	43,000
Appraised Land Value (Bldg)	371,700
Special Land Value	0
Total Appraised Parcel Value	918,000
Valuation Method	C
Total Appraised Parcel Value	918,000

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-22-54	02-10-2022	RM	Remodel	20,000		100		RMDL MASTER BATH	04-13-2015	JLF	5	1	01	Measure - No Entry
2013-216	09-04-2013	MS	Miscellaneous	26,500	04-13-2015	100		INGRD 18X36 VINYL UNHEATE	04-12-2013	VGS			20	Field Review
41	04-05-2011	RM	Remodel	4,000		100		ENCLOSE 5X12 F PORCH	03-27-2013	AO	6	6	30	Quality Control
10982	09-19-1988	RM	Remodel	14,400		100			08-01-2011	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	350,000
1	1010	Single Family	RC	Residual	0.620	AC 35,000.00	1.00000	5	1.00	0050	1.000			1.0000	21,700
Total Card Land Units					1.54	AC	Parcel Total Land Area					1.54	Total Land Value		371,700

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	988	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	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	Net Other Adj		619,715
Interior Floor 2			Replace Cost		42,485
Heat Fuel	03	Gas	Year Built		662,200
Heat Type	05	Hot Water	Effective Year Built		1970
AC Type	01	None	Depreciation Code		1997
Bedrooms	4		Remodel Rating		G
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %	24	
Extra Fixtures	1		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	03	Modern	Trend Factor	1.000	
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good	76	
Extra Openings	1		Cns Sect Rcnd		503,300
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	364		Dep Ovr Comment		
FBM Quality	02	Low Quality	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	988		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
SPL1	Ing Pool - Ave	L	648	64.00	2013	G	85	C	1.00	35,300
CABN	Cabin	L	144	76.00	2013	A	70	C	1.00	7,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,507	1,507	1,507	199.65	300,873
BSM	Basement	0	988	198	40.01	39,531
DCK	Deck	0	288	29	20.10	5,790
FGR	Garage	0	600	240	79.86	47,916
FUS	Finished Upper Story	988	988	988	199.65	197,255
PTO	Patio	0	164	8	9.74	1,597
SHD	Attached Shed	0	384	134	69.67	26,753
Ttl Gross Liv / Lease Area		2,495	4,919	3,104		619,715

