

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
CLINCH PETER J & MCLEOD AMAND SWAMPSHACK TRUST 589 FRANKLIN ST DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	431,600	431,600
		SUPPLEMENTAL DATA		Cyclical 3		RES LAND		1010	392,300	392,300	
		Alt Prcl ID		Exemption		RESIDNTL		1010	121,700	121,700	905 DUXBURY, MA VISION
		Scnd Home		W		Total		945,600	945,600		
		Tax Class T		District							
		Tot Fin Area 2462		Res Exem							
		Total Acres 8.718		Assoc Pid#							
		Chapter Lan									
		GIS ID F_863654_2849032									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CLINCH PETER J & MCLEOD AMANDA T		30116 0344	03-08-2005	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
CLINCH PETER J		15881 0307	02-11-1998	Q	I	332,000	00	2023	1010	328,000	2022	1010	311,800
GULBRANSEN THOMAS C		11217 0268	08-27-1992	Q	I	222,000	00		1010	431,000	2021	1010	301,100
									1010	70,000		1010	70,000
								Total		829,000	Total		741,900
								Total			Total		651,400

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				

VISIT / CHANGE HISTORY													
This signature acknowledges a visit by a Data Collector or Assessor													
Appraised Bldg. Value (Card)										431,600			
Appraised Xf (B) Value (Bldg)										0			
Appraised Ob (B) Value (Bldg)										121,700			
Appraised Land Value (Bldg)										392,300			
Special Land Value										0			
Total Appraised Parcel Value										945,600			
Valuation Method										C			
Total Appraised Parcel Value										945,600			

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
2014-264	09-10-2014	NC	New Construct	30,000	08-15-2018	100		20 X 30 POLE BARN WITH A 10			08-15-2018	JLF	5		01	Measure - No Entry
256	11-30-2010	NC	New Construct	4,000		100		11X18 PERGOLA			04-12-2013	VGS			20	Field Review
245	11-23-2010	MS	Miscellaneous	30,000		100		FIBERGLS SWIMPOOL			03-27-2013	AO	6	6	30	Quality Control
408	09-01-2005	AD	Addition	28,000	06-23-2006	100		16X16 1ST FLR& SUNRM			10-03-2011	KP		1	00	Measure & Listed
328	07-07-2004	RM	Remodel	2,500	09-27-2005	100		RPLC STPS W/ COVRD E								
394	09-13-2002	NC	New Construct	44,000	05-31-2003	100		26X30 GAR W/UNFN OVR								

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				ES95	0.9500	8.75	332,500
1	1010	Single Family	RC	Residual	4.800	AC 35,000.00	0.32000	5	1.00	0050	1.000	20' EASEMENT TO CONSERV				1.0000	0.26	53,800
1	1010	Single Family	WP	Undevelop	3.001	AC 2,000.00	1.00000	0	1.00	0050	1.000					1.0000	0.05	6,000
Total Card Land Units					8.72	AC	Parcel Total Land Area					8.72	Total Land Value					392,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1166	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil	Net Other Adj		541,582
Heat Type	05	Hot Water	Replace Cost		26,260
AC Type	06	Partial	Year Built		567,842
Bedrooms	3		Effective Year Built		1973
Full Baths	2		Depreciation Code		1997
Half Baths	1		Remodel Rating		G
Extra Fixtures	1		Year Remodeled		
Total Rooms	8		Depreciation %		24
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	2		Condition		
Extra Openings	1		Condition %		
Gas Fireplaces	0		Percent Good		76
Sq Ft Fin Bsmt	0		Cns Sect Rcnld		431,600
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1166		Misc Imp Ovr Comment		
			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
FGR5	Garage - 2 Sto	L	780	91.00	2002	A	70	B	1.50	74,500
PERG	PERGOLA	L	198	35.00	2010	G	85	C	1.00	5,900
SPL1	Ing Pool - Ave	L	600	64.00	2010	G	85	C	1.00	32,600
BRN7	Barn - Pole Ba	L	600	17.00	2014	G	85	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	1,166	1,166	1,166	189.70	221,186
BSM	Basement	0	1,166	233	37.91	44,199
FEP	Finished Enclosed Porch	0	240	144	113.82	27,316
FOP	Open Porch	0	108	16	28.10	3,035
FUS	Finished Upper Story	1,296	1,296	1,296	189.70	245,846
Ttl Gross Liv / Lease Area		2,462	3,976	2,855		541,582

