

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
BRACCO CORNELIUS B			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
BRACCO JEANNE M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	236,700	236,700
543 FRANKLIN ST		SUPPLEMENTAL DATA				RES LAND	1010	352,000	352,000
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1368 Total Acres .9745 Chapter Lan GIS ID F_863688_2849622				RESIDNTL	1010	2,600	2,600
				Cyclical Exemption W District Res Exem	3				
				Assoc Pid#					
							Total	591,300	591,300

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BRACCO CORNELIUS B		3944 0018	10-31-1973	U	I	40,000	1	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	160,400	2022	1010	133,900
									1010	365,800		1010	301,500
									1010	1,800		1010	1,800
							Total	528,000	Total	437,200	Total	387,400	

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

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	236,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,600
Appraised Land Value (Bldg)	352,000
Special Land Value	0
Total Appraised Parcel Value	591,300
Valuation Method	C
Total Appraised Parcel Value	591,300

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

NOTES											

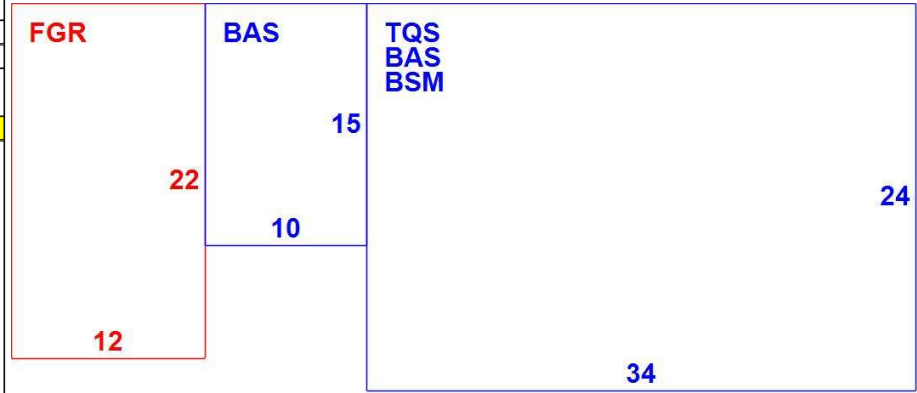
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
										10-21-2022	SJT	10		07	Measure - Info @ Door
										04-12-2013	VGS			20	Field Review
										08-16-2007	BSB		1	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	350,000	
1	1010	Single Family	RC	Residual	0.056 AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	2,000	
Total Card Land Units					0.97 AC	Parcel Total Land Area					0.97	Total Land Value				352,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	696	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	04	Electric			
Heat Type	07	Radiant-Elec.			
AC Type	01	None			
Bedrooms	3				
Full Baths	1				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	696				

CONDO DATA			
Parcel Id		C	Owne
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION		
Net Other Adj		322,948
Replace Cost		10,500
Year Built		333,448
Effective Year Built		1968
Depreciation Code		1992
Remodel Rating		A
Year Remodeled		
Depreciation %		29
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		71
Cns Sect Rcnld		236,700
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
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
SHD1	Shed	L	180	21.00	1980	A	70	C	1.00	2,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	966	966	966	174.85	168,905
BSM	Basement	0	816	163	34.93	28,501
FGR	Garage	0	264	106	70.20	18,534
TQS	Three Quarter Story	612	816	612	131.14	107,008
Ttl Gross Liv / Lease Area		1,578	2,862	1,847		322,948

