

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CLELLAND TADD M			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
CLELLAND CARA N			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	787,500	787,500
349 FRANKLIN ST		SUPPLEMENTAL DATA			RES LAND	1010	386,800	386,800	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2902 Total Acres 2.168 Chapter Lan			Cyclical 3 Exemption W District Res Exem	RESIDNTL	1010	95,700	95,700
GIS ID F_866232_2850626		Assoc Pid#			Total		1,270,000	1,270,000	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CLELLAND TADD M	40398	0276	10-03-2011	Q	I	647,500	00	Year	Code	Assessed	Year	Code	Assessed
BOWEN WARREN E	16536	0285	08-26-1998	Q	I	366,000	00	2023	1010	599,100	2022	1010	554,400
WEBB CHERYL L	11050	0298	06-16-1992	Q	I	300,000	00		1010	406,800		1010	336,000
									1010	61,600		1010	61,600
		Total						Total		1,067,500	Total		952,000
								Total			Total		811,900

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	787,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	95,700
Appraised Land Value (Bldg)	386,800
Special Land Value	0
Total Appraised Parcel Value	1,270,000
Valuation Method	C
Total Appraised Parcel Value	1,270,000

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
2017-118	04-26-2017	NC	New Construct	37,000	08-21-2018	100		296' FARMERS PORCH	08-21-2018	JLF	5		01	Measure - No Entry
2016-46	03-24-2016	MN	Maintenance	18,000		100		WOOD SIDING AND 5 REPLAC	05-11-2015	JLF	5		01	Measure - No Entry
2015-20	03-18-2015	MN	Maintenance	6,500	05-11-2015	100		WOOD SIDING	06-03-2014	JLF	5		01	Measure - No Entry
2014-247	08-21-2014	RM	Remodel	143,000	05-11-2015	100		23 X 23 SPACE OVER EXISTIN	04-12-2013	VGS			20	Field Review
2014-96	04-18-2014	NC	New Construct	71,000	05-11-2015	100		28 X 36' BARN WITH SECOND	08-24-2011	KP		1	00	Measure & Listed
2014-62	03-19-2014	MS	Miscellaneous	22,700	05-11-2015	100		IN CONJUNCTION WITH BP-2014						
2014-26	01-29-2014	RM	Remodel	32,850	05-11-2015	100		REMOVE PORTIONS OF BEARI						

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	1.250	AC 35,000.00	0.84000	5	1.00	0050	1.000		1.0000	0.68	36,800	
Total Card Land Units					2.17	AC	Parcel Total Land Area					2.17	Total Land Value			386,800

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1292	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	33.00	Full
Stories	2.35				
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	Net Other Adj		860,480
Interior Floor 2			Replace Cost		44,640
Heat Fuel	02	Oil	Year Built		905,120
Heat Type	04	Forced Air-Duc	Effective Year Built		1983
AC Type	03	Central	Depreciation Code		2008
Bedrooms	4		Remodel Rating		E
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		13
Extra Fixtures	2		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		87
Extra Openings	0		Cns Sect Rcnd		787,500
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	312		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1292		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
SPL2	Ing Pool-Good	L	798	89.00	1993	A	70	C	1.00	49,700
SHD1	Shed	L	96	21.00	1993	A	70	C	1.00	1,400
BRN3	Barn - 1 St w/L	L	1,008	52.00	2014	G	85	C	1.00	44,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,595	1,595	1,595	218.90	349,139
BSM	Basement	0	1,292	258	43.71	56,475
FAT	Finished Attic	283	944	283	65.62	61,948
FGR	Garage	0	529	212	87.72	46,406
FNS	Finished 90% Story	476	529	476	196.97	104,194
FOP	Open Porch	0	356	53	32.59	11,601
FUS	Finished Upper Story	1,040	1,040	1,040	218.90	227,652
UAT	Unfinished Attic	0	96	14	31.92	3,065
Ttl Gross Liv / Lease Area		3,394	6,381	3,931		860,480

