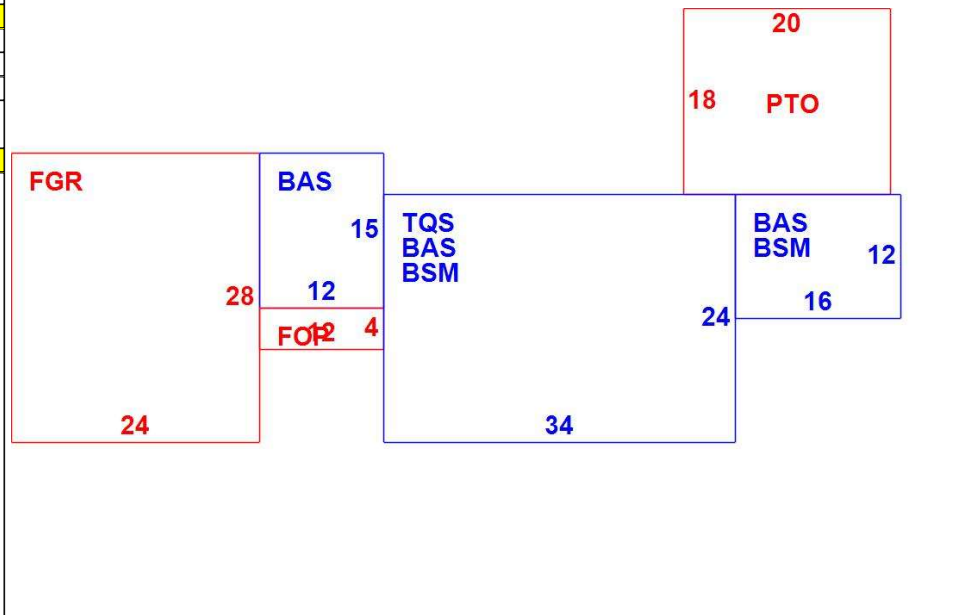


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA								
Description		Code		Appraised		Assessed																
CLELLAND TADD M		0	Water	0	Feeder	0	Average	RESIDENTL		1010	297,500	297,500		VISION								
CLELLAND CARA N		0	No Sewer	0	Paved	0	Average	RES LAND		1010	389,900	389,900										
349 FRANKLIN ST		SUPPLEMENTAL DATA																				
DUXBURY MA 02332		Alt Prcl ID		Cyclical		3																
		Scnd Home		Exemption																		
		Tax Class T		W																		
		Tot Fin Area 1812		District																		
		Total Acres 2.614		Res Exem																		
		Chapter Lan																				
		GIS ID F_866304_2850184		Assoc Pid#																		
								Total		687,400		687,400										
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
CLELLAND TADD M		55072	263	06-01-2021		U	I			550,000		1	1	Year	Code	Assessed	Year	Code	Assessed			
FADER LINDA W L/E		50807	0033	02-13-2019		U	I			1		1A	2023	1010	221,400	2022	1010	183,900	2021	1010	183,500	
FADER LINDA W		49063	0140	10-18-2017		U	I			1		1A		1010	418,200		1010	346,800		1010	289,000	
FADER ROBERT D		3454	0547	07-12-1968		U	I			0		1										
		Total											Total	639,600		Total	530,700		Total	472,500		
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor														
Year	Code	Description		Amount		Code	Description	Number	Amount	Comm Int												
		Total		0.00																		
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY										
Nbhd		Nbhd Name		B		Tracing		Batch						Appraised Bldg. Value (Card)		297,500						
0050														Appraised Xf (B) Value (Bldg)		0						
														Appraised Ob (B) Value (Bldg)		0						
														Appraised Land Value (Bldg)		389,900						
														Special Land Value		0						
														Total Appraised Parcel Value		687,400						
														Valuation Method		C						
														Total Appraised Parcel Value		687,400						
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					
QPO-21-25	10-14-2021	MN	Maintenance	2,858		100	11-15-2021	Install new oil flue liner and comp				11-17-2021	SJD	9		01	Measure - No Entry					
BPO-21-312	07-15-2021	MN	Maintenance	30,000		100	07-15-2021	RPLC WNDWS/3 DOORS/EXT T				04-12-2013	VGS			20	Field Review					
												07-02-2007	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	8.75	350,000					
1	1010	Single Family	RC	Residual	1.697	AC	35,000.00	0.67150	5	1.00	0050	1.000			1.0000	0.54	39,900					
Total Card Land Units					2.61	AC	Parcel Total Land Area					2.61	Total Land Value			389,900						

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1008	
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	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	6				
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	1008				

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

COST / MARKET VALUATION	
Net Other Adj	378,428
Replace Cost	13,000
Year Built	391,427
Effective Year Built	1969
Depreciation Code	1997
Remodel Rating	G
Year Remodeled	
Depreciation %	24
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	76
Cns Sect Rcnd	297,500
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,188	1,188	1,188	164.82	195,806
BSM	Basement	0	1,008	202	33.03	33,294
FGR	Garage	0	672	269	65.98	44,337
FOP	Open Porch	0	48	7	24.04	1,154
PTO	Patio	0	360	18	8.24	2,967
TQS	Three Quarter Story	612	816	612	123.62	100,870
Ttl Gross Liv / Lease Area		1,800	4,092	2,296		378,428

