

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
READ RENE J			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
READ LEE MCNEIL			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	857,700	857,700
261 FRANKLIN ST				0 Medium		RES LAND	1010	368,400	368,400
SUPPLEMENTAL DATA									
DUXBURY MA 02332	Alt Prcl ID	Cyclical 3							
	Scnd Home	Exemption							
	Tax Class T	W							
	Tot Fin Area 1512	District							
	Total Acres 1.538	Res Exem							
	Chapter Lan								
	GIS ID F_867233_2851679	Assoc Pid#							
						Total	1,226,100	1,226,100	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)				
READ RENE J	25752 0230	07-11-2003	Q	I	449,000	00	Year	Code	Assessed	Year	Code	Assessed
CITRON DAVD E	16133 0001	04-28-1998	Q	I	242,900	00	2023	1010	627,000	2022	1010	521,200
DEMERS PATRICK P	10788 0321	02-28-1992	Q	I	165,000	00		1010	383,100	2021	1010	315,800
							Total	1,010,100	Total	837,000	Total	656,400

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

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	857,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	368,400
Special Land Value	0
Total Appraised Parcel Value	1,226,100
Valuation Method	C
Total Appraised Parcel Value	1,226,100

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Batch
0050			

NOTES									

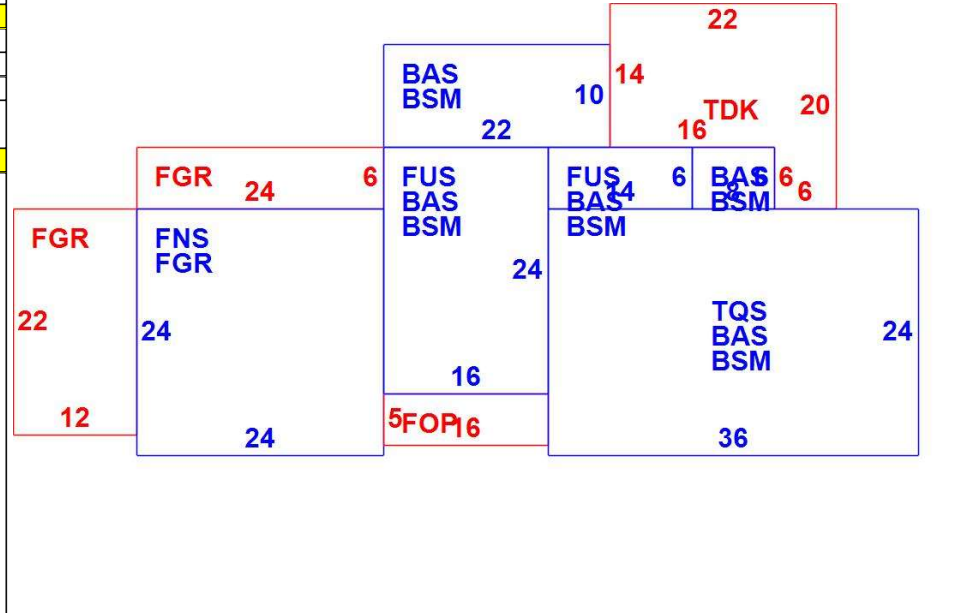
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
2017-111	04-20-2017	AD	Addition	400,000	05-09-2018	100		DEMO EXISTING GARAGE, CO	03-18-2019	SJT	5		01	Measure - No Entry
2014-294	10-02-2014	MN	Maintenance	5,000		100		REMOVE & REPLACE 5 SQ OF	05-09-2018	JLF	5		01	Measure - No Entry
259	06-14-2005	MN	Maintenance	5,000		100		STRIP RE-ROOF	04-12-2013	VGS			20	Field Review
13617	04-13-1995	NC	New Construct	4,000	05-24-1996	100		12X22 OPEN DK	07-14-1999	BSB		1	00	Measure & Listed
13553	01-25-1995	RM	Remodel	9,000	05-24-1996	100		RM KIT INST 6'SLIDER						

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	0.520	AC 35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	18,200
1	1010	Single Family		Undevelop	0.103	AC 2,000.00	1.00000	0	1.00	0050	1.000	EASEMENT	1.0000	0.04	200
Total Card Land Units					1.54	AC	Parcel Total Land Area					1.54	Total Land Value		368,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	864	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	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	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
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	144				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	864				

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

COST / MARKET VALUATION		
Net Other Adj		1,004,320
Replace Cost		29,050
Year Built		1,033,371
Effective Year Built		1937
Depreciation Code		2004
Remodel Rating		E
Year Remodeled		
Depreciation %		17
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		83
Cns Sect Rcnld		857,700
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,600	1,600	1,600	251.46	402,332
BSM	Basement	0	1,600	320	50.29	80,466
FGR	Garage	0	984	394	100.69	99,074
FNS	Finished 90% Story	518	576	518	226.14	130,255
FOP	Open Porch	0	80	12	37.72	3,017
FUS	Finished Upper Story	468	468	468	251.46	117,682
TDK	Trex Deck	0	344	34	24.85	8,550
TQS	Three Quarter Story	648	864	648	188.59	162,944
Ttl Gross Liv / Lease Area		3,234	6,516	3,994		1,004,320

