

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
OFARRELL KATHRYN TT			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
WILBUR P STRATTON JR IRREV TRU			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	284,500	284,500
265 FRANKLIN ST		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	348,200	348,200	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1838 Total Acres 1.367 Chapter Lan GIS ID F_867395_2851544			Cyclical 3 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	37,200	37,200
							Total	669,900	669,900

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
OFARRELL KATHRYN TT		40336 0116	09-20-2011	U	I		1 1F	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	266,200	2022	1010	219,000
									1010	362,200		1010	298,500
									1010	49,300		1010	49,300
							Total	677,700	Total	566,800	Total	490,000	

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)	284,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	37,200
Appraised Land Value (Bldg)	348,200
Special Land Value	0
Total Appraised Parcel Value	669,900
Valuation Method	C
Total Appraised Parcel Value	669,900

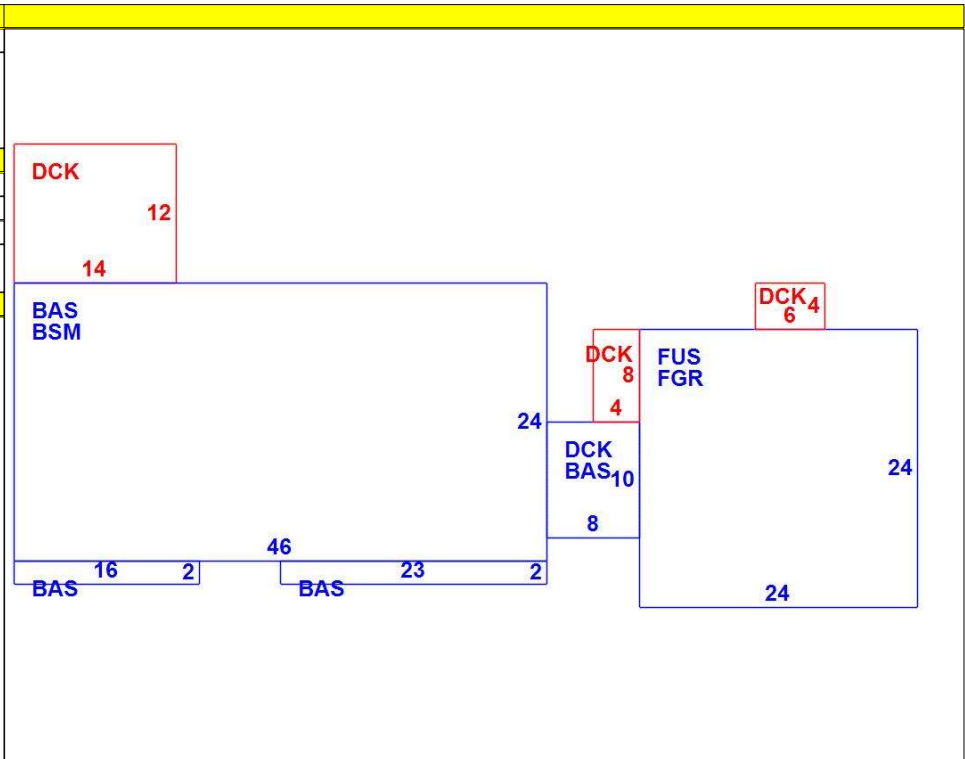
NOTES
3 ROOMS LOWER LEVEL

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-20-68	08-06-2020	MN	Maintenance	4,798		100	09-18-2020	Insulation		11-02-2022	SJT	10		00	Measure & Listed
202	05-18-2004	MN	Maintenance	3,613		100		REPL BAY WINDOW		10-20-2022	SJT	10		01	Measure - No Entry
10987	09-23-1988	AD	Addition	45,000	01-01-1993	100		2-CAR GAR & RM.OVER		04-12-2013	VGS			20	Field Review
										06-18-2007	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		ES95	0.9500	8.75	332,500
1	1010	Single Family	RC	Residual	0.449 AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.80	15,700
Total Card Land Units					1.37 AC	Parcel Total Land Area					1.37	Total Land Value			348,200	

**CONSTRUCTION DETAIL** **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	1104	
Model	01	Residential	Bsmt Type	03	
Grade	03	Average	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1		<b>CONDO DATA</b>		
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		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		358,031
Interior Floor 2			Replace Cost		42,700
Heat Fuel	03	Gas	Year Built		1969
Heat Type	04	Forced Air-Duc	Effective Year Built		1992
AC Type	03	Central	Depreciation Code		A
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		29
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	1		Condition %		
Fireplaces	1		Percent Good		71
Extra Openings	0		Cns Sect Rcnld		284,500
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	828		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1104		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	96	21.00	1985	A	70	C	1.00	1,400
SPL1	Ing Pool - Ave	L	800	64.00	1980	A	70	C	1.00	35,800

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,262	1,262	1,262	154.39	194,840
BSM	Basement	0	1,104	221	30.91	34,120
DCK	Deck	0	304	30	15.24	4,632
FGR	Garage	0	576	230	61.65	35,510
FUS	Finished Upper Story	576	576	576	154.39	88,929
Ttl Gross Liv / Lease Area		1,838	3,822	2,319		358,031

