

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
GREGORY CHARLES J		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed	
GREGORY ANNE		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	447,700	447,700	
603 FRANKLIN ST		<b>SUPPLEMENTAL DATA</b>					RES LAND	1010	395,400	395,400	905	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1662 Total Acres 7.021 Chapter Lan GIS ID F_863423_2848546					RESIDNTL	1010	25,500	25,500	DUXBURY, MA	
					Cyclical Exemption W District Res Exem 3						<b>VISION</b>	
					Assoc Pid#	Total 868,600 868,600						

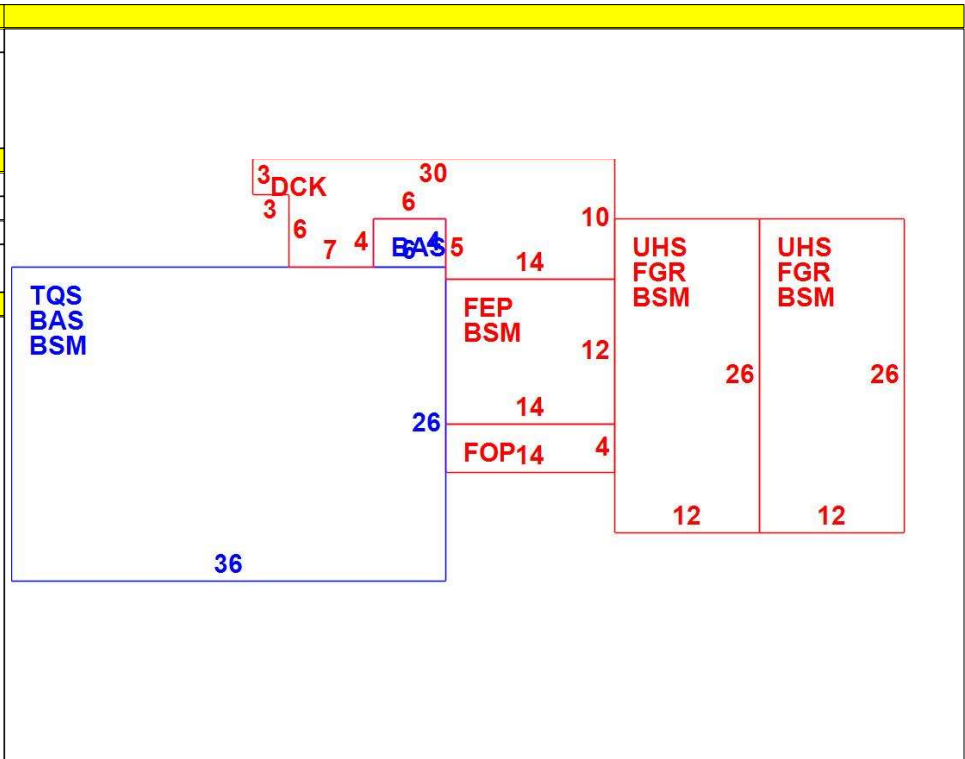
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
GREGORY CHARLES J		4399 0291	01-25-1978	U	I	16,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	326,100	2022	1010	274,700	2021	1010	273,200
									1010	411,200		1010	355,700		1010	297,700
									1010	19,500		1010	19,500		1010	19,500
		Total						Total		756,800	Total		649,900	Total		590,400

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				<b>APPRAISED VALUE SUMMARY</b>									
										Appraised Bldg. Value (Card) 447,700									
										Appraised Xf (B) Value (Bldg) 0									
										Appraised Ob (B) Value (Bldg) 25,500									
										Appraised Land Value (Bldg) 395,400									
										Special Land Value 0									
										Total Appraised Parcel Value 868,600									
										Valuation Method C									
										Total Appraised Parcel Value 868,600									

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
63	03-30-2010	AD	Addition	32,000	06-28-2012	100		708' TWO BAY GARAGE		10-26-2022	SJT	10		00	Measure & Listed
62	03-30-2010	AD	Addition	3,540		100		FOUNDATION FOR GARAG		07-18-2013	BH			01	Measure - No Entry
41	04-14-2009	MS	Miscellaneous	3,500		100		10X14 UBLDG 24'OVHAN		04-12-2013	VGS			20	Field Review
101	04-01-2003	MN	Maintenance	1,500		100		STRIP & RREROOF		11-29-2012	KP	5	1	00	Measure & Listed
14239	09-30-1996	MN	Maintenance	1,000	08-04-1997	100		RELCTE SHED FOR ZONE		06-28-2011	KP		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	PD	Residual	1.023 AC	35,000.00	0.98216	5	1.00	0050	1.000			1.0000	0.79 35,200		
1	1010	Single Family	WP	Undevelop	5.080 AC	2,000.00	1.00000	0	1.00	0050	1.000			1.0000	0.05 10,200		
Total Card Land Units					7.02 AC	Parcel Total Land Area					7.02	Total Land Value					395,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1752	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	324.00	Partial
Stories	1.75				
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			
Interior Floor 2			Net Other Adj		526,664
Heat Fuel	02	Oil	Replace Cost		40,073
Heat Type	05	Hot Water	Year Built		566,736
AC Type	06	Partial	Effective Year Built		1978
Bedrooms	3		Depreciation Code		2000
Full Baths	2		Remodel Rating		G
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		21
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		79
Gas Fireplaces	0		Cns Sect Rcnd		447,700
Sq Ft Fin Bsmt	617		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1752		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
PTO	Patio	L	113	15.00	1985	F	55	C	1.00	900
SHD1	Shed	L	140	21.00	2008	A	70	C	1.00	2,100
FGR2	Garage - 1 St	L	1,020	63.00	2011	A	70	D	0.50	22,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	960	960	960	206.78	198,507
BSM	Basement	0	1,728	346	41.40	71,545
DCK	Deck	0	242	24	20.51	4,963
FEP	Finished Enclosed Porch	0	168	101	124.31	20,885
FGR	Garage	0	624	250	82.84	51,695
FOP	Open Porch	0	56	8	29.54	1,654
TQS	Three Quarter Story	702	936	702	155.08	145,158
UHS	Unfinished Half Story	0	624	156	51.69	32,257
Ttl Gross Liv / Lease Area		1,662	5,338	2,547		526,664

