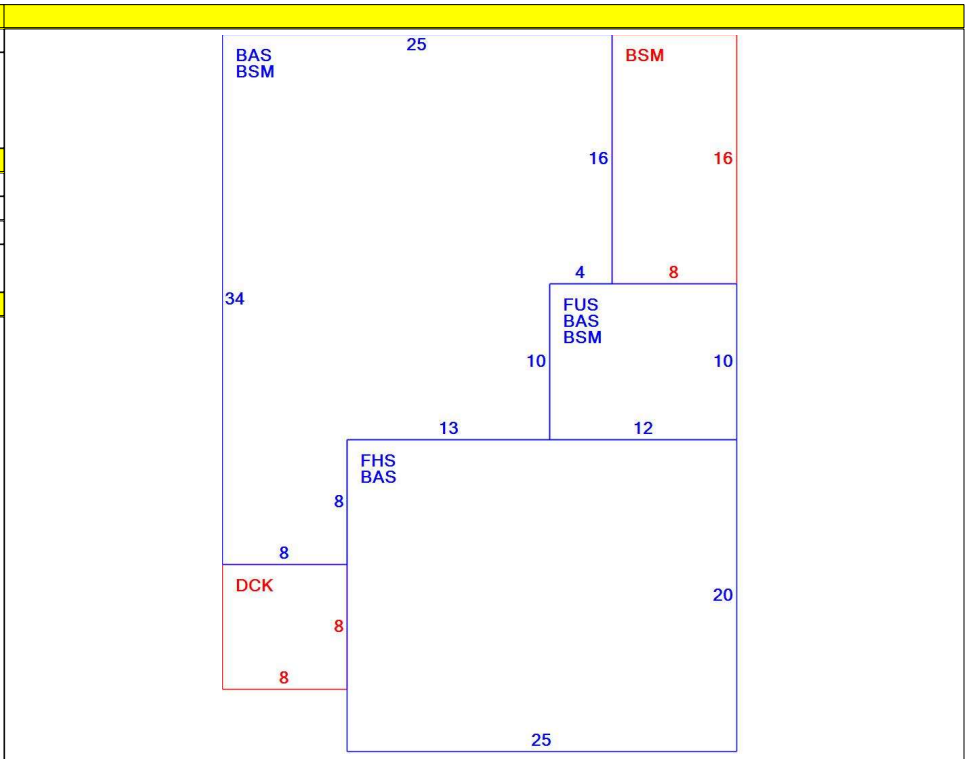


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
FLANAGAN JAMES P 859 FRANKLIN ST DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed								
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	169,600	169,600								
		SUPPLEMENTAL DATA		0	Medium			RES LAND	1010	385,600	385,600								
		Alt Prcl ID		Cyclical		1		RESIDNTL	1010	1,200	1,200								
		Scnd Home		Exemption				Total				556,400	556,400						
		Tax Class T		W															
		Tot Fin Area 1739		District															
		Total Acres 1.998		Res Exem															
		Chapter Lan		Assoc Pid#															
		GIS ID F_860779_2846272																	
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
FLANAGAN JAMES P		15621	0076	11-04-1997		Q	I	90,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
											2023	1010	130,200	2022	1010	107,300	2021	1010	109,200
												1010	402,400		1010	331,900		1010	276,600
												1010	800		1010	800		1010	800
											Total		533,400	Total		440,000	Total		386,600
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)				169,600					
0050										Appraised Xf (B) Value (Bldg)				0					
										Appraised Ob (B) Value (Bldg)				1,200					
										Appraised Land Value (Bldg)				385,600					
										Special Land Value				0					
										Total Appraised Parcel Value				556,400					
										Valuation Method				C					
										Total Appraised Parcel Value				556,400					
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				
2016-362	10-31-2016	NC	New Construct	390,000	05-09-2017	100		SINGLE FAMILY DWELLING: 1S		04-02-2019	SJT	5		12	Property Estimated - No Ac				
20000194	05-26-2000	AD	Addition	18,000	08-20-2003	100		1-STRY AND DECK		04-01-2019	SJT	5		30	Quality Control				
19990311	07-07-1999	AD	Addition	12,500	08-14-2001	100		DRMER 2ND FLR		04-11-2018	JLF	5		30	Quality Control				
										05-09-2017	JLF	5		30	Quality Control				
										04-12-2013	VGS			20	Field Review				
										07-03-2007	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	1.080	AC 35,000.00	0.94074	5	1.00	0050	1.000			1.0000	0.76	35,600			
Total Card Land Units					2.00	AC	Parcel Total Land Area			2.00			Total Land Value		385,600				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	922	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1.5				
Occupancy	1				
Exterior Wall 1	07	Asbest 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	01	None			
Bedrooms	2				
Full Baths	2				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	5				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	922				

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

COST / MARKET VALUATION		
		298,402
Net Other Adj		10,000
Replace Cost		308,401
Year Built		1940
Effective Year Built		1976
Depreciation Code		F
Remodel Rating		
Year Remodeled		
Depreciation %		45
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		55
Cns Sect Rcnd		169,600
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
SHD1	Shed	L	80	21.00	1980	A	70	C	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,294	1,294	1,294	160.95	208,269
BSM	Basement	0	922	184	32.12	29,615
DCK	Deck	0	64	6	15.09	966
FHS	Finished Half Story	250	500	250	80.48	40,238
FUS	Finished Upper Story	120	120	120	160.95	19,314
Ttl Gross Liv / Lease Area		1,664	2,900	1,854		298,402



859 FRANKLIN ST

