

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FRANCIS MATTHEW J			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
FRANCIS KERRI M			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	1,087,100	1,087,100
112 VINE ST		SUPPLEMENTAL DATA				RES LAND	1010	357,300	357,300
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3946 Total Acres 1.127 Chapter Lan GIS ID F_862622_2843365		Cyclical 4 Exemption W District Res Exem Assoc Pid#					
						Total		1,444,400	1,444,400

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FRANCIS MATTHEW J		55250 197	07-01-2021	Q	I	1,190,000	00	Year	Code	Assessed	Year	Code	Assessed
COURTIER DANIEL S		37564 0308	07-31-2009	Q	I	732,000	00	2023	1010	824,600	2022	1010	694,600
AGLOW DAVID H		24587 0111	03-25-2003	Q	I	759,000	00		1010	371,600	2021	1010	587,100
MYLETT MCGANN-CLINTON CLINTON N		22448 0128	07-18-2002	Q	I	256,000	00					1010	255,300
						Total		1,196,200	Total		1,000,900	Total	842,400

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,087,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	357,300
Special Land Value	0
Total Appraised Parcel Value	1,444,400
Valuation Method	C
Total Appraised Parcel Value	1,444,400

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

NOTES													

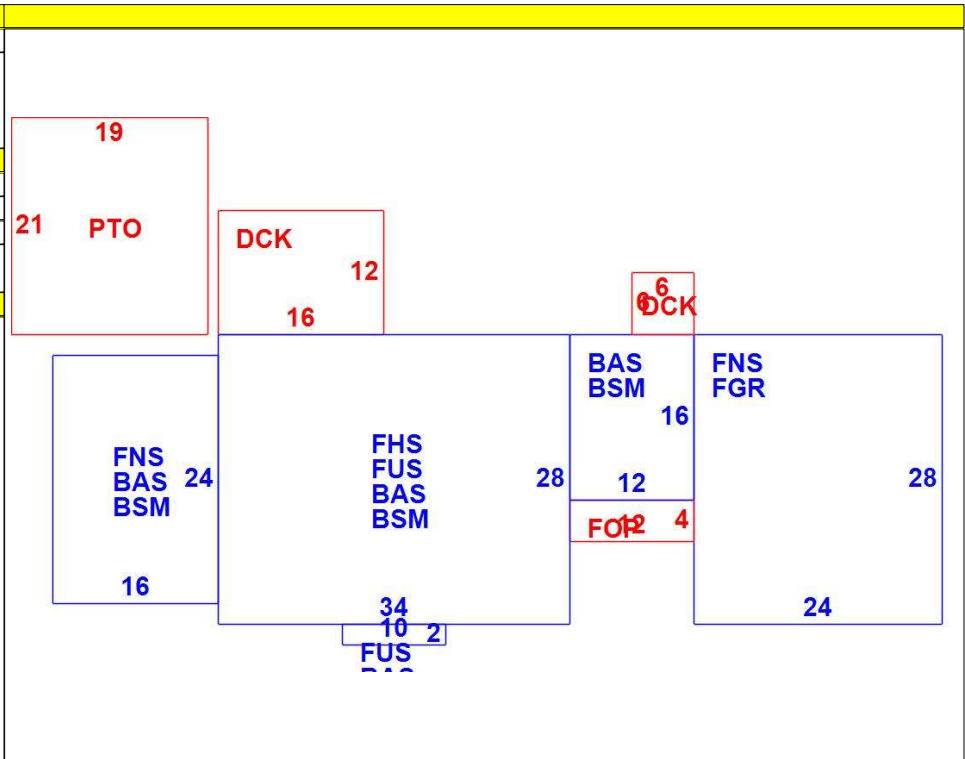
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
QPO-22-86	05-12-2022	MN	Maintenance	900		100	05-12-2022	WEATHERIZATION/AIR SEALIN	11-18-2021	SJD	9	1	07	Measure - Info @ Door
20	03-03-2011	RM	Remodel	27,000	06-28-2011	100		550'ATTIC TO PLAY SP	04-12-2013	VGS			20	Field Review
316	07-23-2002	NC	New Construct	230,000	02-26-2004	100		2 STORY HOUSE/GARAGE	03-27-2013	AO	6	6	30	Quality Control
315	07-23-2002	DM	Demolish	10,000	02-08-2003	100		DEMO HOUSE & SHEDS	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	RC	Residual	0.209 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	7,300
Total Card Land Units					1.13 AC	Parcel Total Land Area					1.13	Total Land Value			357,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1548	
Model	01	Residential	Bsmt Type	04	
Grade	09	Custom	Unfin Area	0.00	Full
Stories	2				
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	4				
Full Baths	3				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	8				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	350				
FBM Quality	05	Living Area			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1548				

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

COST / MARKET VALUATION	
Net Other Adj	1,146,107
Replace Cost	48,545
Year Built	1,194,651
Effective Year Built	2002
Depreciation Code	2012
Remodel Rating	E
Year Remodeled	
Depreciation %	9
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	91
Cns Sect Rcnd	1,087,100
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	1,548	1,548	1,548	250.52	387,797
BSM	Basement	0	1,548	310	50.17	77,660
DCK	Deck	0	228	23	25.27	5,762
FGR	Garage	0	672	269	100.28	67,389
FHS	Finished Half Story	476	952	476	125.26	119,245
FNS	Finished 90% Story	950	1,056	950	225.37	237,989
FOP	Open Porch	0	48	7	36.53	1,754
FUS	Finished Upper Story	972	972	972	250.52	243,501
PTO	Patio	0	399	20	12.56	5,010
Ttl Gross Liv / Lease Area		3,946	7,423	4,575		1,146,107

