

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
BOUCHER BRIAN P			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
BOUCHER BRENDA M (L/E)			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	187,800	187,800
446 CHANDLER ST		SUPPLEMENTAL DATA			RES LAND	1010	394,700	394,700	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1970 Total Acres 3.238 Chapter Lan GIS ID F_864530_2843694			Cyclical Exemption W District Res Exem Assoc Pid#				
						Total	582,500	582,500	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BOUCHER BRIAN P		16365 0347	07-02-1998	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	139,200	2022	1010	115,500
									1010	429,800		1010	357,500
								Total		569,000	Total		473,000
								Total			Total		432,900

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
0050			

NOTES			

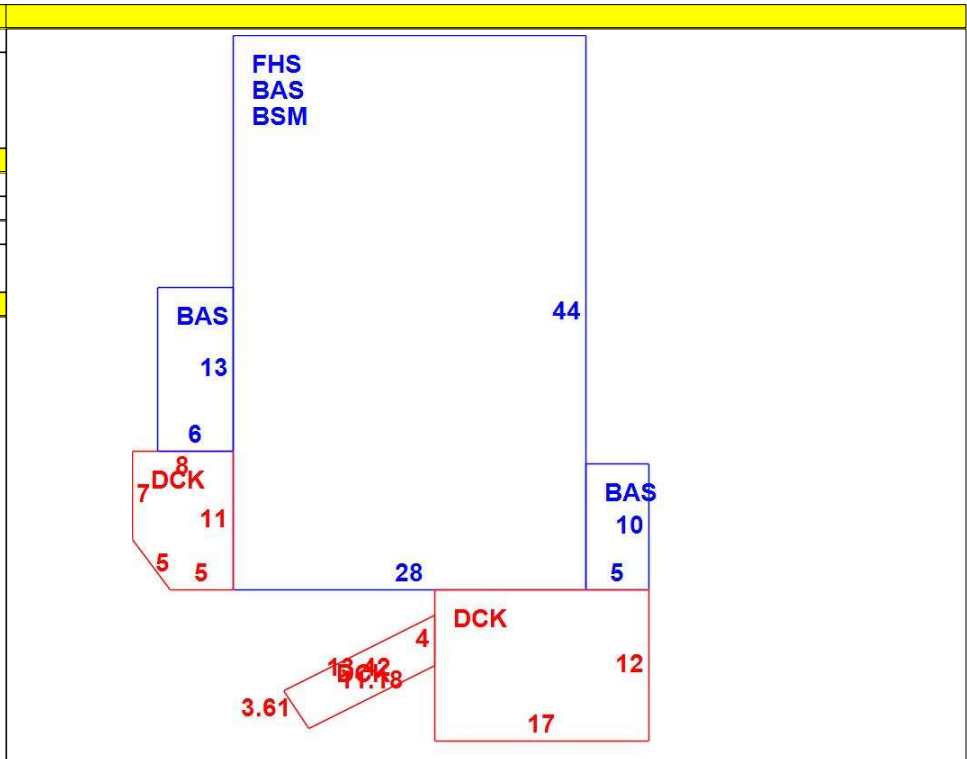
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	187,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	394,700
Special Land Value	0
Total Appraised Parcel Value	582,500
Valuation Method	C
Total Appraised Parcel Value	582,500

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
BP-19-380	09-30-2019	AD	Addition	24,000	03-23-2021	100		CONSTRUCT A 44SF REAR DO DECK2X10/REPWIN REROOF	03-23-2021	SJT	5		01	Measure - No Entry
20010299	07-26-2001	NC	New Construct	1,200	09-04-2002	100			08-24-2020	SJT	5		20	Field Review
QP-19-241		MN	Maintenance	50,000		100			04-12-2013	VGS			20	Field Review
									10-16-2007	BSB			01	Measure - No Entry

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	PD	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	2.320 AC	35,000.00	0.55034	5	1.00	0050	1.000		1.0000	0.44	44,700
Total Card Land Units					3.24 AC	Parcel Total Land Area					3.24	Total Land Value			394,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1232	
Model	01	Residential	Bsmt Type	04	
Grade	02	Below Average	Unfin Area	0.00	Full
Stories	1.5				
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	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	01	None			
Bedrooms	3				
Full Baths	1				
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	0				
FBM Quality					
Foundation	05	Conc Block			
Bsmt Garage	0				
Bsmt Area	1232				

CONDO DATA			
Parcel Id	C	Owne	
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Net Other Adj		317,069	
Replace Cost		6,800	
Year Built		323,869	
Effective Year Built		1950	
Depreciation Code		1979	
Remodel Rating		F	
Year Remodeled			
Depreciation %		42	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		58	
Cns Sect Rcnd		187,800	
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	1,360	1,360	1,360	140.61	191,226
BSM	Basement	0	1,232	246	28.08	34,589
DCK	Deck	0	330	33	14.06	4,640
FHS	Finished Half Story	616	1,232	616	70.30	86,614
Ttl Gross Liv / Lease Area		1,976	4,154	2,255		317,069

