

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
PRATT ANDREW S			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
VAUGHAN-PRATT ROBIN A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	309,000	309,000
641 CONGRESS ST				0 Heavy		RES LAND	1010	316,700	316,700
SUPPLEMENTAL DATA									
Alt Prcl ID				Cyclical 1					
Scnd Home				Exemption					
Tax Class T				W					
Tot Fin Area 2928				District					
Total Acres 1.758				Res Exem					
Chapter Lan									
GIS ID F_860356_2847739				Assoc Pid#					
						Total		625,700	625,700

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
PRATT ANDREW S		7348 0280	12-17-1986	U	I		1 1	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	233,400	2022	1010	213,000
									1010	329,300		1010	271,700
								Total		562,700	Total		484,700
								Total			Total		412,700

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)	309,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	316,700
Special Land Value	0
Total Appraised Parcel Value	625,700
Valuation Method	C
Total Appraised Parcel Value	625,700

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
2014-238	11-25-2014	MN	Maintenance	7,000		100		STRIP REROOF	04-12-2013	VGS			20	Field Review
19990303	07-01-1999	AD	Addition	100,000		100		30X27 2ND STY ADD	09-11-2007	KP		1	00	Measure & Listed
11145	03-15-1989	AD	Addition	36,000	03-05-1990	100		FAM RM & ATT GARAGE						

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		WT90	0.9000	8.75	315,000	
1	1010	Single Family	RC	Undevelop	0.840 AC	2,000.00	1.00000	0	1.00	0050	1.000			1.0000	0.05	1,700	
Total Card Land Units					1.76 AC	Parcel Total Land Area					1.76	Total Land Value					316,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	660	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
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		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			441,346
Interior Floor 2			Net Other Adj		13,000
Heat Fuel	02	Oil	Replace Cost		454,346
Heat Type	04	Forced Air-Duc	Year Built		1935
AC Type	01	None	Effective Year Built		1989
Bedrooms	4		Depreciation Code		A
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		32
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		68
Gas Fireplaces	0		Cns Sect Rcnld		309,000
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	660		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	1,302	1,302	1,302	138.05	179,741
BSM	Basement	0	660	132	27.61	18,223
DCK	Deck	0	168	17	13.97	2,347
FGR	Garage	0	288	115	55.12	15,876
FOP	Open Porch	0	30	5	23.01	690
FUS	Finished Upper Story	1,626	1,626	1,626	138.05	224,469
Ttl Gross Liv / Lease Area		2,928	4,074	3,197		441,346

