

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
KRACOV ELAINE T			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
97 CROSS ST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	158,200	158,200
DUXBURY MA 02332		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	351,800	351,800	
Alt Prcl ID		Cyclical 1							
Scnd Home		Exemption							
Tax Class T		W							
Tot Fin Area 1104		District							
Total Acres .968		Res Exem							
Chapter Lan		Assoc Pid#							
GIS ID F_859636_2842769									
Total							510,000	510,000	

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
KRACOV ELAINE T		49465 0278	02-01-2018	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed
KRACOV JEFFREY D		43979 0005	01-02-2014	Q	I	325,000	00	2023	1010	169,400	2022	1010	149,200
REED BRIAN, PETER, MICHAEL TTS		29496 0061	11-19-2004	U	I	100	1F		1010	365,800		1010	301,500
Total								535,200	Total	450,700	Total	399,800	

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)	158,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	351,800
Special Land Value	0
Total Appraised Parcel Value	510,000
Valuation Method	C
Total Appraised Parcel Value	510,000

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
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
BPO-22-58	02-21-2022	MN	Maintenance	5,000		100		Weatherization/air sealing		06-02-2014	JLF	9	1	00	Measure & Listed
2014-235	08-06-2014	MN	Maintenance	1,000		100		REPLACE FRONT STAIRCASE		05-19-2014	SJD	9		01	Measure - No Entry
										04-12-2013	VGS			20	Field Review
										09-19-2007	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	0.050 AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.83	1,800	
Total Card Land Units					0.97 AC	Parcel Total Land Area					0.97	Total Land Value					351,800

**CONSTRUCTION DETAIL** **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1104	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	04	Hip	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			195,659
Interior Floor 2			Net Other Adj		27,100
Heat Fuel	03	Gas	Replace Cost		222,760
Heat Type	05	Hot Water	Year Built		1965
AC Type	01	None	Effective Year Built		1992
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	5		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		71
Gas Fireplaces	0		Cns Sect Rcnld		158,200
Sq Ft Fin Bsmt	500		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1104		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

WDK

12

16

BAS  
BSM

24

46

**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	1,104	1,104	1,104	145.58	160,720
BSM	Basement	0	1,104	221	29.14	32,173
WDK	Deck	0	192	19	14.41	2,766
Ttl Gross Liv / Lease Area		1,104	2,400	1,344		195,659

