

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FREDERICK BRIAN K			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
FREDERICK GINA M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	245,800	245,800
138 CHANDLER ST				0 Heavy		RES LAND	1010	350,000	350,000
SUPPLEMENTAL DATA						RESIDNTL	1010	1,200	1,200
DUXBURY MA 02332	Alt Prcl ID	Cyclical 4							
	Scnd Home	Exemption							
	Tax Class T	W							
	Tot Fin Area 1265	District							
	Total Acres .92	Res Exem							
	Chapter Lan								
	GIS ID F_862746_2839547	Assoc Pid#							
						Total		597,000	597,000

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FREDERICK BRIAN K	36405	0283	09-30-2008	Q	I	349,500	00	Year	Code	Assessed	Year	Code	Assessed			
OLSON WILLIAM A (L/E)	35706	0245	03-10-2008	U	I	1	1F	2023	1010	264,800	2022	1010	231,700			
									1010	364,000		1010	300,000			
									1010	800		1010	800			
								Total		629,600	Total		532,500	Total		480,800

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)	245,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,200
Appraised Land Value (Bldg)	350,000
Special Land Value	0
Total Appraised Parcel Value	597,000
Valuation Method	C
Total Appraised Parcel Value	597,000

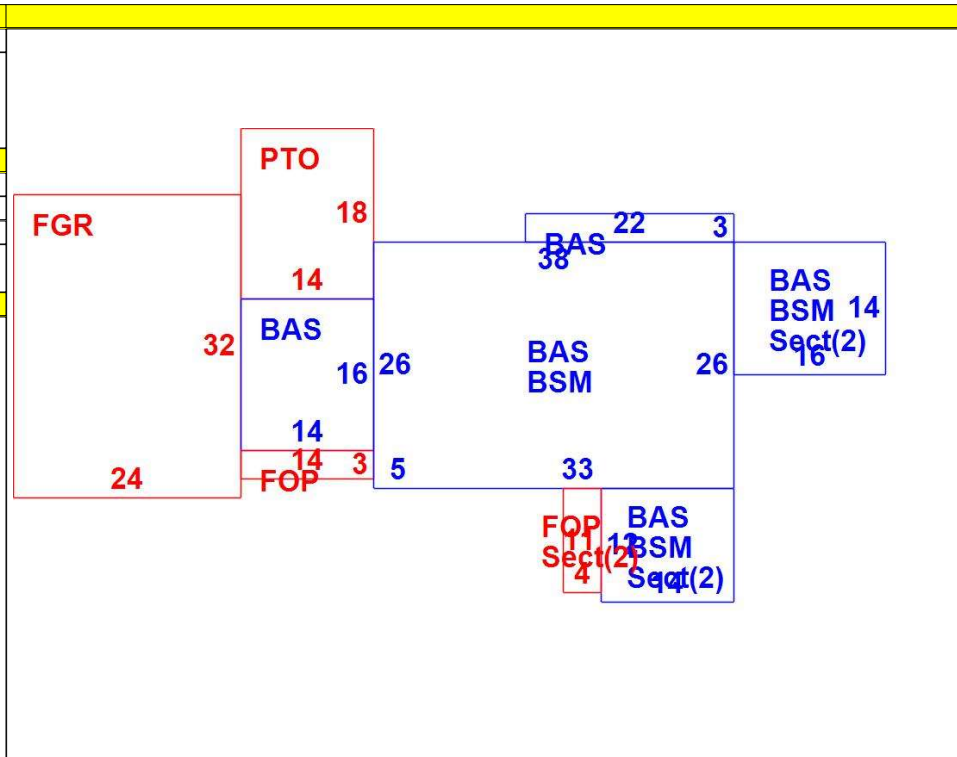
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

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
BP-19-404	12-23-2019	AD		60,000	08-25-2020	100		14X16 BEDRM 12X14 LIVINGR	08-25-2020	SJT	5		20	Field Review
2018-151	04-26-2018	MN	Maintenance	6,900		100		REROOF & REPLACE 2 SKYLI	05-05-2020	SJT	5		20	Field Review
2014-191	07-03-2014	MN	Maintenance	14,000		100		SOLAR ELECTRIC PANELS (22	04-12-2013	VGS			20	Field Review
411	02-19-2002	MN	Maintenance	6,700		100		STRIP & REROOF	09-19-2007	BSB		1	00	Measure & Listed
11119	02-08-1989	AD	Addition	5,000		100		ADD'N BEDROOM W/BATH						

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
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			350,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	975	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			235,629
Interior Floor 2			Net Other Adj		23,075
Heat Fuel	03	Gas	Replace Cost		324,078
Heat Type	04	Forced Air-Duc	Year Built		1956
AC Type	01	None	Effective Year Built		1991
Bedrooms	2		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		30
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		70
Gas Fireplaces	0		Cns Sect Rcnld		181,100
Sq Ft Fin Bsmt	403		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	975		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
SLR	Solar Panels	L	22	1050.00	2014	G	85	C	1.00	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,278	1,278	1,278	130.76	167,111
BSM	Basement	0	988	198	26.20	25,890
FGR	Garage	0	768	307	52.27	40,143
FOP	Open Porch	0	42	6	18.68	785
PTO	Patio	0	252	13	6.75	1,700
Ttl Gross Liv / Lease Area		1,278	3,328	1,802		235,629



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
FREDERICK BRIAN K		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
FREDERICK GINA M		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	245,800	245,800	
138 CHANDLER ST				0	Heavy			RES LAND	1010	350,000	350,000	
SUPPLEMENTAL DATA								RESIDNTL	1010	1,200	1,200	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1265 Total Acres .92 Chapter Lan		Cyclical 4 Exemption W District Res Exem				Total		597,000	597,000	VISION
		GIS ID F_862746_2839547		Assoc Pid#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
FREDERICK BRIAN K		36405 0283	09-30-2008	Q	I	349,500	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
OLSON WILLIAM A (L/E)		35706 0245	03-10-2008	U	I	1	1F	2023	1010	264,800	2022	1010	231,700	2021	1010	229,500	
									1010	364,000		1010	300,000		1010	250,500	
									1010	800		1010	800		1010	800	
Total								629,600		Total		532,500		Total		480,800	

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 245,800			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

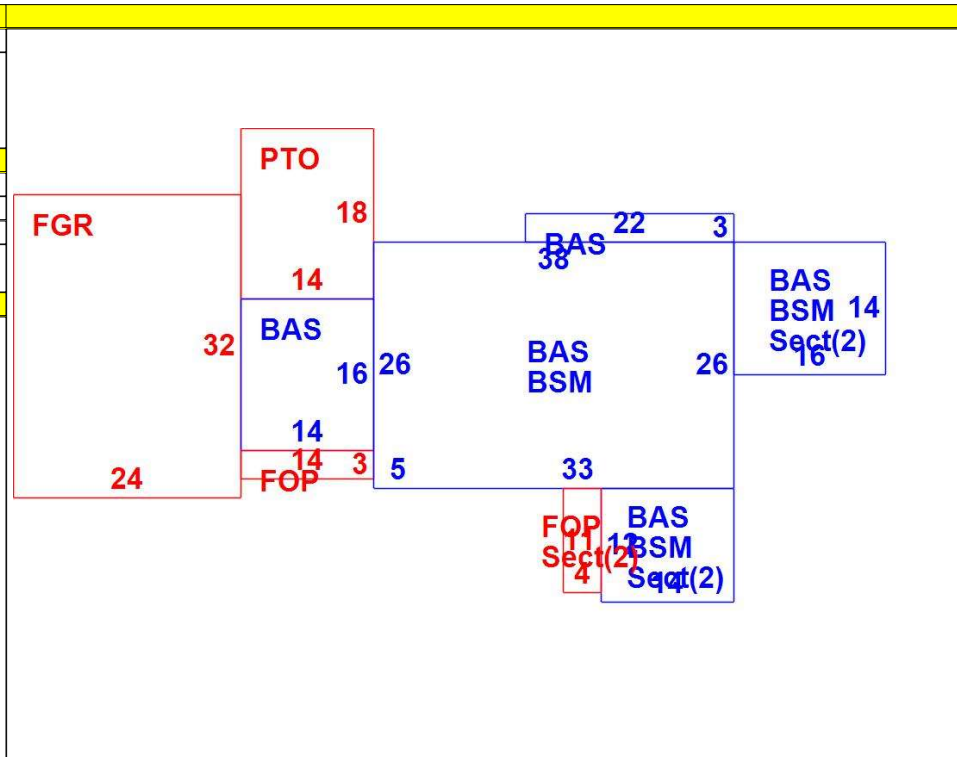
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

NOTES											
										Appraised Land Value (Bldg) 350,000	
										Special Land Value 0	
										Total Appraised Parcel Value 597,000	
										Valuation Method C	
										Total Appraised Parcel Value 597,000	

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
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2014-191	07-03-2014	MN	Maintenance	14,000		100		SOLAR ELECTRIC PANELS (22	04-12-2013	VGS			20	Field Review
411	02-19-2002	MN	Maintenance	6,700		100		STRIP & REROOF	09-19-2007	BSB		1	00	Measure & Listed
11119	02-08-1989	AD	Addition	5,000		100		ADD'N BEDROOM W/BATH						

LAND LINE VALUATION SECTION															
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Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			350,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	392	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			62,372
Interior Floor 2			Net Other Adj		3,000
Heat Fuel	03	Gas	Replace Cost		324,078
Heat Type	04	Forced Air-Duc	Year Built		2019
AC Type	01	None	Effective Year Built		2020
Bedrooms	1		Depreciation Code		VG
Full Baths	0		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		1
Total Rooms	2		Functional Obsol		
Bath Style			External Obsol		
Kitchen Style			Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		99
Gas Fireplaces	0		Cns Sect Rcnld		64,700
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	392		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	392	392	392	130.76	51,258	
BSM	Basement	0	392	78	26.02	10,199	
FOP	Open Porch	0	44	7	20.80	915	
Ttl Gross Liv / Lease Area		392	828	477		62,372	

