

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
DRAPER JAMES A DRAPER SUSAN M 239 CHANDLER ST DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	373,000	373,000
		SUPPLEMENTAL DATA		Cyclical Exemption W District Res Exem		4		RES LAND	1010	350,400	350,400
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1758 Total Acres .92 Chapter Lan GIS ID F_862912_2840921		Assoc Pid#				RESIDNTL	1010	25,000	25,000
						Total				748,400	748,400

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
DRAPER SUSAN J TT		58257 51	09-07-2023	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
DRAPER JAMES A		14141 0210	02-15-1996	Q	I	155,000	00	2023	1010	360,700	2022	1010	294,000
FLEMING MATTHEW F		12719 0019	03-10-1994	Q	V	136,000	00		1010	364,700		1010	300,600
									1010	13,900		1010	13,900
		Total						Total		739,300	Total		608,500
								Total			Total		520,900

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	Batch
0050				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	373,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	25,000
Appraised Land Value (Bldg)	350,400
Special Land Value	0
Total Appraised Parcel Value	748,400
Valuation Method	C
Total Appraised Parcel Value	748,400

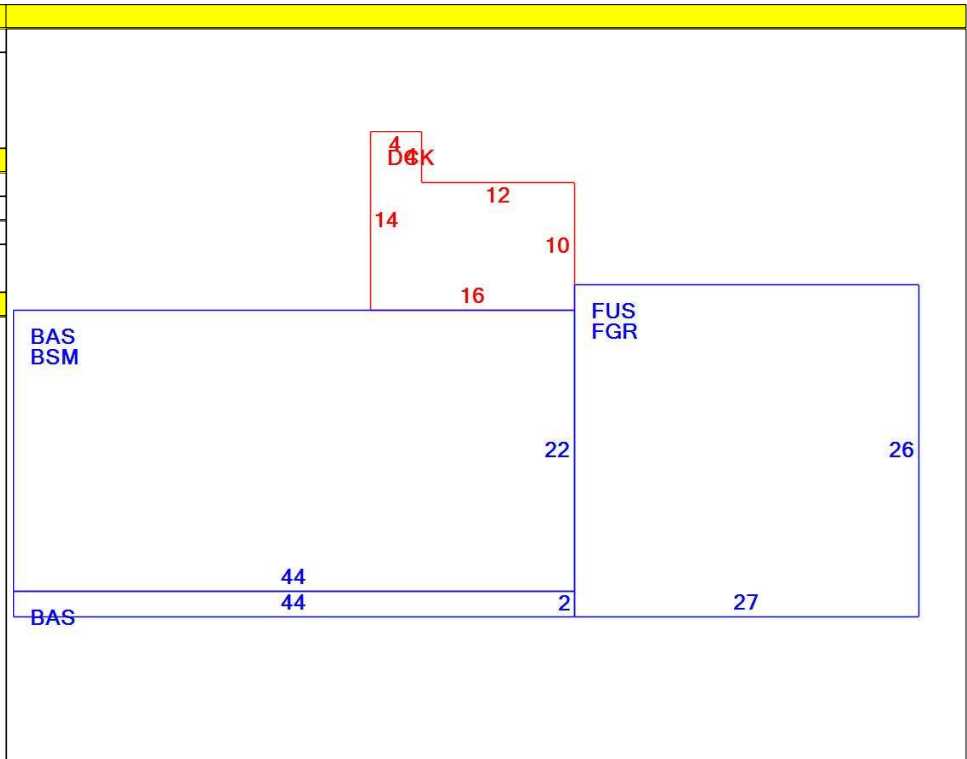
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
2016-440	12-21-2016	RM	Remodel	26,000	08-15-2018	100		KITCHEN REMODEL	08-15-2018	JLF	5		01	Measure - No Entry
358	08-22-2002	NC	New Construct	4,200	09-17-2003	100		10X14 SHED	04-12-2013	VGS			20	Field Review
20000416	10-16-2000	NC	New Construct	65,000		100		GAR W/MASTER SUITE	10-16-2007	BSB		1	00	Measure & Listed
14023	05-04-1996	RM	Remodel	6,000	08-06-1997	100		REMODEL BSMNT						

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	0101	Single Fam		Residual	0.003	AC 35,000.00	3.44827	5	1.00	0050	1.000		1.0000	3.17	400	
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			350,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	968	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1				
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	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	3				
Half Baths	0				
Extra Fixtures	1				
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	444				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	968				

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

COST / MARKET VALUATION	
Net Other Adj	454,542
Replace Cost	36,270
Year Built	490,812
Effective Year Built	1970
Depreciation Code	1997
Remodel Rating	G
Year Remodeled	
Depreciation %	24
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	76
Cns Sect Rcnd	373,000
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
SPL1	Ing Pool - Ave	L	512	64.00	1980	A	70	C	1.00	22,900
SHD1	Shed	L	140	21.00	2002	A	70	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,056	1,056	1,056	201.93	213,237
BSM	Basement	0	968	194	40.47	39,174
DCK	Deck	0	176	18	20.65	3,635
FGR	Garage	0	702	281	80.83	56,742
FUS	Finished Upper Story	702	702	702	201.93	141,754
Ttl Gross Liv / Lease Area		1,758	3,604	2,251		454,542

