

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
FREDERICK CATHLEEN H			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
238 CHANDLER ST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	200,900	200,900	
DUXBURY MA 02332		SUPPLEMENTAL DATA			0 Heavy	RES LAND	1010	385,600	385,600	
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1144 Total Acres 1.998 Chapter Lan GIS ID F_862457_2841215		Cyclical Exemption W District Res Exem			4	RESIDNTL	1010	1,400	1,400	
						Total		587,900	587,900	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
FREDERICK CATHLEEN H TT		57837 78	04-19-2023	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	
FREDERICK CATHLEEN H		4638 0044	04-09-1979	U	I	1	1	2023	1010	194,800	2022	1010	161,800	
								1010	402,400		2021	1010	331,900	
								1010	900			1010	900	
						Total		598,100	Total		494,600	Total		420,700

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) 200,900			
									Appraised Xf (B) Value (Bldg) 0			
									Appraised Ob (B) Value (Bldg) 1,400			
									Appraised Land Value (Bldg) 385,600			
									Special Land Value 0			
									Total Appraised Parcel Value 587,900			
									Valuation Method C			
									Total Appraised Parcel Value 587,900			

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
2014-228	07-31-2014	MS	Miscellaneous	18,000		100		INSTALL 28 SOLAR PANELS	01-30-2018	JLF			30	Quality Control
64	05-05-2011	RM	Remodel	143,000		100		ROOF FRAME&DWELLING	04-12-2013	VGS			20	Field Review
8	01-24-2011	MS	Miscellaneous	10,000		100		TMP 12X60 MOBILEHOME	07-06-2011	KP		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	WP	Residual	1.079 AC	35,000.00	0.94149	5	1.00	0050	1.000		1.0000	0.76	35,600
Total Card Land Units					2.00 AC	Parcel Total Land Area					2.00	Total Land Value			385,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	1056	
Model	01	Residential	Bsmt Type	00	
Grade	03	Average	Unfin Area	0.00	N/A
Stories	1				
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		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			224,911
Interior Floor 2			Net Other Adj		39,400
Heat Fuel	03	Gas	Replace Cost		264,310
Heat Type	05	Hot Water	Year Built		1968
AC Type	01	None	Effective Year Built		1997
Bedrooms	3		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		24
Total Rooms	6		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		76
Gas Fireplaces	0		Cns Sect Rcnld		200,900
Sq Ft Fin Bsmt	1056		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1056		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

DCK	16	BAS BSM	24
FUS			

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	96	21.00	1995	A	70	C	1.00	1,400
SLR	Solar Panels	L	28	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	1,056	1,056	1,056	163.69	172,857
BSM	Basement	0	1,056	211	32.71	34,539
DCK	Deck	0	192	19	16.20	3,110
FUS	Finished Upper Story	88	88	88	163.69	14,405
Ttl Gross Liv / Lease Area		1,144	2,392	1,374		224,911



238 CHANDLER ST

