

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CARPENTER ROBERT TAGGART			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
BAPTISTE-CARPENTER ELLEN M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	494,900	494,900	
267 SUMMER ST		SUPPLEMENTAL DATA			RES LAND	1010	333,900	333,900		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2989 Total Acres .959474 Chapter Lan GIS ID F_862355_2839320			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	38,900	2,100	
						Total		867,700	830,900	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CARPENTER ELLEN BAPTISTE & ROBE		57973 27	06-02-2023	U	I	148,000	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CARPENTER ROBERT TAGGART		14080 0065	01-16-1996	Q	I			2023	1010	358,600	2022	1010	298,800	2021	1010	287,300
									1010	347,300		1010	286,200		1010	239,500
									1010	1,400		1010	1,400		1010	1,400
								Total		707,300	Total		586,400	Total		528,200

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY														
Appraised Bldg. Value (Card)										494,900				
Appraised Xf (B) Value (Bldg)										0				
Appraised Ob (B) Value (Bldg)										38,900				
Appraised Land Value (Bldg)										333,900				
Special Land Value										0				
Total Appraised Parcel Value										867,700				
Valuation Method										C				
Total Appraised Parcel Value										867,700				

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
BPO-23-151	05-09-2023	SP	Solar Panels	45,133		100	06-09-2023	35 SOLAR PANELS		12-12-2022	SJT	10		00	Measure & Listed
2015-283	11-25-2015	MN	Maintenance	24,498		100		REPLACE 14 WINDOWS		04-12-2013	VGS			20	Field Review
564	10-21-2003	AD	Addition	136,000		100		2 STRY ADD & GARAGE		08-01-2006	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				ES95	0.9500	8.75	332,500
1	1010	Single Family	RC	Residual	0.041	AC 35,000.00	1.00000	5	1.00	0050	1.000					1.0000	0.78	1,400
Total Card Land Units					0.96	AC	Parcel Total Land Area					0.96	Total Land Value					333,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1466	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.75				
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	02	Oil			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1466				

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

COST / MARKET VALUATION		
Net Other Adj		685,854
Replace Cost		21,190
Year Built		707,045
Effective Year Built		1962
Depreciation Code		1991
Remodel Rating		A
Year Remodeled		
Depreciation %		30
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		70
Cns Sect Rcnld		494,900
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
SHD1	Shed	L	48	21.00	2015	A	70	C	1.00	700
SHD1	Shed	L	96	21.00	2015	A	70	C	1.00	1,400
SLR	Solar Panels	L	35	1050.00	2023	A	70	C	1.00	36,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,490	1,490	1,490	191.63	285,533
BSM	Basement	0	1,490	298	38.33	57,107
DCK	Deck	0	434	43	18.99	8,240
FGR	Garage	0	624	250	76.78	47,908
FNS	Finished 90% Story	858	953	858	172.53	164,421
FOP	Open Porch	0	104	16	29.48	3,066
TQS	Three Quarter Story	624	832	624	143.72	119,579
Ttl Gross Liv / Lease Area		2,972	5,927	3,579		685,854

