

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FAIRHURST JANICE M			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
297 ELM ST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	570,400	570,400
DUXBURY MA 02332		SUPPLEMENTAL DATA			RES LAND	1010	520,600	520,600	
Alt Prcl ID		Cyclical 6			RESIDNTL	1010	12,400	12,400	
Scnd Home		Exemption							
Tax Class T		W							
Tot Fin Area 2603		District							
Total Acres 2.367		Res Exem							
Chapter Lan		Assoc Pid#							
GIS ID F_867695_2834743									
Total							1,103,400	1,103,400	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FAIRHURST JANICE M		13445 0277	02-28-1995	Q	I	178,000	00	Year	Code	Assessed	Year	Code	Assessed
HEALEY JAMES F JR TR		13293 0164	12-01-1994	Q	I	150,000	00	2023	1010	426,900	2022	1010	355,700
									1010	570,000		1010	354,700
									1010	9,000		1010	9,000
Total							1,005,900	Total	719,400	Total	555,700		

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
0060				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	570,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	12,400
Appraised Land Value (Bldg)	520,600
Special Land Value	0
Total Appraised Parcel Value	1,103,400
Valuation Method	C
Total Appraised Parcel Value	1,103,400

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	
BPO-21-248	08-24-2021	BP	Bldg Permit	13,800	07-13-2023	100		Construct a 11.5x24 deck 2 CR GAR W/ LIVING 16X17 OPEN DECK	07-13-2023	SJT	5		06	Inspection Only	
EPO-20-359	12-14-2020	EL	Electric			100	01-20-2021		03-09-2022	SJT	5			21	Field Review + GIS
14605	07-24-1997	NC	New Construct	85,600		100			01-26-2021	SJT	5			30	Quality Control
13689	06-06-1995	NC	New Construct	1,000	05-06-1996	100			11-03-2020	SJT	10			20	Field Review
									04-12-2013	VGS				20	Field Review
								10-14-2005	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	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	1.449 AC	35,000.00	0.75210	5	1.00	0060	1.341		1.0000	0.81	51,200
Total Card Land Units					2.37 AC	Parcel Total Land Area					2.37	Total Land Value			520,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1168	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	02	Shed			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil	Net Other Adj		685,588
Heat Type	05	Hot Water	Replace Cost		36,395
AC Type	01	None	Year Built		721,982
Bedrooms	4		Effective Year Built		1975
Full Baths	2		Depreciation Code		2000
Half Baths	1		Remodel Rating		G
Extra Fixtures	0		Year Remodeled		
Total Rooms	8		Depreciation %		21
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		79
Sq Ft Fin Bsmt	384		Cns Sect Rcnd		570,400
FBM Quality	03	Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1168		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
GNR	GENERATOR	L	1	12400.00	2020	E	100	C	1.00	12,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,185	1,185	1,185	209.92	248,751
BSM	Basement	0	1,185	237	41.98	49,750
DCK	Deck	0	521	52	20.95	10,916
FGR	Garage	0	936	374	83.88	78,509
FNS	Finished 90% Story	842	936	842	188.84	176,750
TQS	Three Quarter Story	576	768	576	157.44	120,912
Ttl Gross Liv / Lease Area		2,603	5,531	3,266		685,588

