

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>			
DEFRANCEAUX CHRISTINA WRIGHT CHRISTINA WRIGHT DEFRANCEAUX 273 AUTUMN AVE  DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed						
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	274,100	274,100						
		SUPPLEMENTAL DATA				0	Medium	RES LAND	1010	350,600	350,600						
		Alt Prcl ID		Cyclical		2		RESIDNTL	1010	32,700	32,700						
		Scnd Home 500543		Exemption		W		Total		657,400	657,400						
		Tax Class T		District		Res Exem											
		Total Acres .938		Chapter Lan		Assoc Pid#											
		GIS ID F_860299_2837396															
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
DEFRANCEAUX CHRISTINA WRIGHT TR		51775	156	10-10-2019		U	I	1		1A	Year	Code	Assessed	Year	Code	Assessed	
BRINKER KAREN HINN		42925	0292	04-12-2013		U	I	295,000		1	2023	1010	265,200	2022	1010	217,400	
WELLS LIONELLE D & WELLS MARY E		11086	0011	06-30-1992		Q	I	172,000		00		1010	364,700		1010	300,600	
												1010	15,700		1010	15,700	
		Total									Total	645,600	Total	533,700	Total	447,600	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description		Amount	Code	Description	Number	Amount	Comm Int								
				Total	0.00												
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY							
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)			274,100				
0050										Appraised Xf (B) Value (Bldg)			0				
										Appraised Ob (B) Value (Bldg)			32,700				
										Appraised Land Value (Bldg)			350,600				
										Special Land Value			0				
										Total Appraised Parcel Value			657,400				
										Valuation Method			C				
										Total Appraised Parcel Value			657,400				
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-20-283	12-10-2020	BP	Bldg Permit	19,850	03-11-2021	100	06-04-2021	Convert a 10'x30'+8'x16' barn in t		03-11-2021	SJT	5		20	Field Review		
2016-26	01-27-2016	RM	Remodel	13,000	08-06-2018	100		REMODEL KITCHEN, NEW SLI		08-25-2020	SJT	5		20	Field Review		
										08-06-2018	JLF	5		01	Measure - No Entry		
										06-03-2013	SJD	9	1	00	Measure & Listed		
										04-12-2013	VGS			20	Field Review		
										12-03-2007	BSB			01	Measure - No Entry		
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	RC	Residual	0.017	AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.81	600
Total Card Land Units					0.94	AC	Parcel Total Land Area					0.94	Total Land Value			350,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	1012	
Model	01	Residential	Bsmt Type	03	
Grade	03	Average	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1		<b>CONDO DATA</b>		
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			
Interior Floor 2			Net Other Adj		326,591
Heat Fuel	02	Oil	Replace Cost		360,642
Heat Type	04	Forced Air-Duc	Year Built		1965
AC Type	03	Central	Effective Year Built		1997
Bedrooms	3		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		24
Total Rooms	10		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	01	Old Style	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		76
Gas Fireplaces	0		Cns Sect Rcnld		274,100
Sq Ft Fin Bsmt	810		Dep % Ovr		
FBM Quality	02	Low Quality	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1012		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
SHP	Work Shop	L	428	54.00	2020	G	85	B	1.50	29,500
SHD1	Shed	L	48	21.00	1980	F	55	D	0.50	300
SHD1	Shed	L	160	21.00		G	85	C	1.00	2,900

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,632	1,632	1,632	157.85	257,611
BSM	Basement	0	1,012	202	31.51	31,886
FGR	Garage	0	528	211	63.08	33,306
WDK	Deck	0	240	24	15.79	3,788
Ttl Gross Liv / Lease Area		1,632	3,412	2,069		326,591

