

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FRENN EVAN			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
KAVANAUGH HANNAH			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	568,600	568,600
203 AUTUMN AVE		SUPPLEMENTAL DATA				RES LAND	1010	357,000	357,000
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2616 Total Acres 1.118 Chapter Lan GIS ID F_860075_2836451		Cyclical 2 Exemption W District Res Exem Assoc Pid#					
						Total		925,600	925,600

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FRENN EVAN		55060 260	05-28-2021	Q	I	825,000	00	Year	Code	Assessed	Year	Code	Assessed
ZIBINSKAS DANIEL R		17666 0228	07-15-1999	Q	I	230,000	00	2023	1010	422,400	2022	1010	343,100
									1010	371,300		1010	306,000
									1010			1010	2,000
						Total		793,700	Total		651,100	Total	589,700

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

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			568,600
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			0
Appraised Land Value (Bldg)			357,000
Special Land Value			0
Total Appraised Parcel Value			925,600
Valuation Method			C
Total Appraised Parcel Value			925,600

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

NOTES							
ESTIMATED - NO RESPONSE TO NOTICES OR LETTERS KP 6/05							

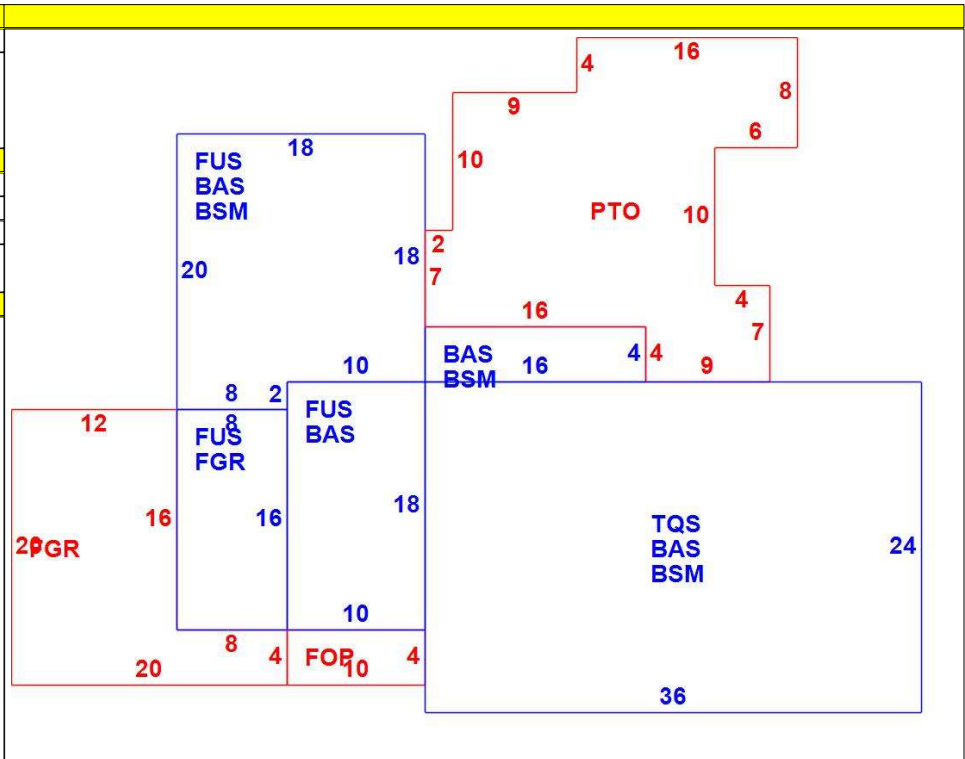
BUILDING PERMIT RECORD						VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
QPO-23-1	01-04-2023	MN	Maintenance	18,900		100	01-04-2023	9 REPLACEMENT WINDOWS	05-24-2022	SJD	9	1	07	Measure - Info @ Door
QPO-22-28	11-17-2022	MN	Maintenance	3,435		100		Weatherization and air sealing	04-12-2013	VGS			20	Field Review
75	03-09-2004	AD	Addition	110,000	09-20-2005	100		2 STORY ADDITION	02-13-2013	AO	6	6	30	Quality Control
									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	WP	Residual	0.200	AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	7,000
Total Card Land Units					1.12	AC	Parcel Total Land Area					1.12	Total Land Value			357,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1268	
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	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	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	7				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	05	Conc Block			
Bsmt Garage	0				
Bsmt Area	1268				

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

COST / MARKET VALUATION		
Net Other Adj		699,723
Replace Cost		20,010
Year Built		719,733
Effective Year Built		1955
Depreciation Code		2000
Remodel Rating		VG
Year Remodeled		
Depreciation %	21	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	79	
Cns Sect Rcnld	568,600	
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,448	1,448	1,448	219.49	317,816
BSM	Basement	0	1,268	254	43.97	55,750
FGR	Garage	0	400	160	87.79	35,118
FOP	Open Porch	0	40	6	32.92	1,317
FUS	Finished Upper Story	648	648	648	219.49	142,227
PTO	Patio	0	473	24	11.14	5,268
TQS	Three Quarter Story	648	864	648	164.61	142,227
Ttl Gross Liv / Lease Area		2,744	5,141	3,188		699,723

