

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FRANCKE, LUCY			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
11 BASSETT BROOK LN			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	332,600	332,600
DUXBURY MA 02332		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	306,400	306,400
		Alt Prcl ID			Cyclical 2				
		Scnd Home			Exemption				
		Tax Class T			W				
		Tot Fin Area 1692			District				
		Total Acres .29			Res Exem				
		Chapter Lan							
		GIS ID F_862962_2833833			Assoc Pid#				
						Total		639,000	639,000

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FRANCKE, LUCY		52442 313	03-06-2020	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
FRANCKE HUGO & JOAN TT		18242 0103	01-31-2000	U	I	1	1F	2023	1010	294,100	2022	1010	268,500
FRANCKE HUGO & JOAN &		17720 0003	07-30-1999	Q	I	325,000	00		1010	316,900	2021	1010	226,400
						Total		611,000	Total	530,400	Total	468,800	

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)	332,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	306,400
Special Land Value	0
Total Appraised Parcel Value	639,000
Valuation Method	C
Total Appraised Parcel Value	639,000

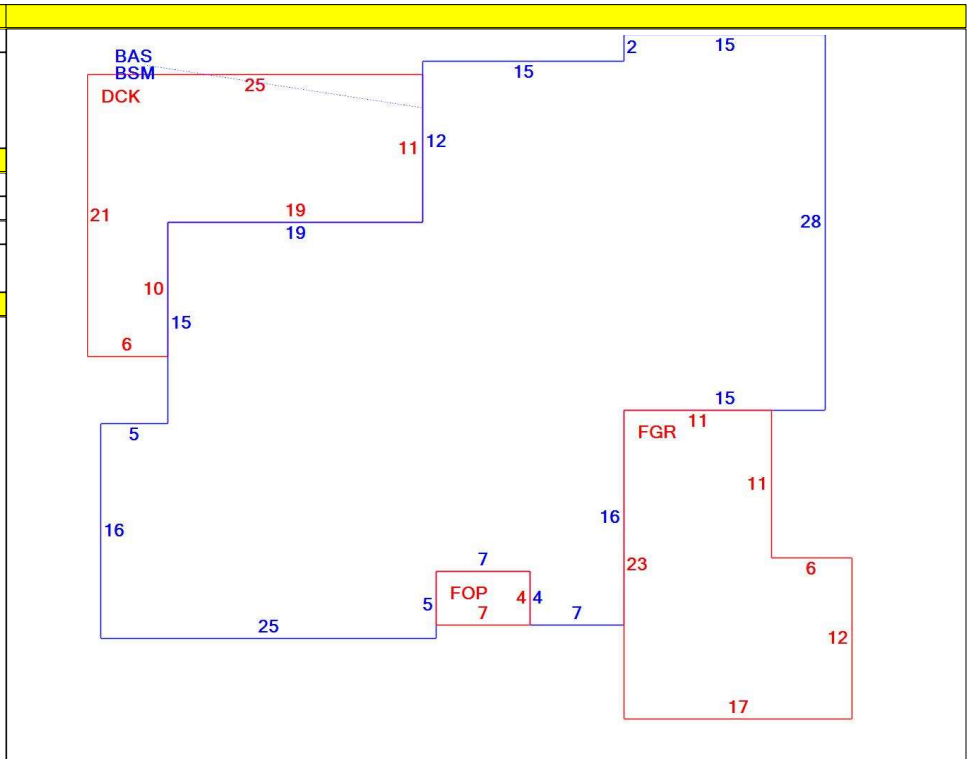
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

NOTES											

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
2014-20218	09-30-2014 02-25-2011	MN NC	Maintenance New Construct	6,416 12,400		100 100		REPLACEMENT WINDOWS 1/2 BATH CLUBHOUSE	11-24-2021 04-12-2013 09-29-2007	SJT VGS BSB	10	1	20 20 00	Field Review Field Review 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	12,759 SF	21.83	1.00000	5	1.00	0050	1.000		V110	1.1000	21.83	306,400
Total Card Land Units					0.29	AC	Parcel Total Land Area					0.29	Total Land Value			306,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	1692	
Model	01	Residential	Bsmt Type	03	Partial
Grade	05	Ave/Good	Unfin Area	0.00	
Stories	1		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
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	Net Other Adj		356,975
Interior Floor 2			Replace Cost		64,025
Heat Fuel	04	Electric	Year Built		421,000
Heat Type	07	Radiant-Elec.	Effective Year Built		1978
AC Type	03	Central	Depreciation Code		2000
Bedrooms	3		Remodel Rating		G
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		21
Extra Fixtures	0		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		79
Extra Openings	0		Cns Sect Rcnld		332,600
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	1350		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1692		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	1,692	1,692	1,692	162.41	274,796
BSM	Basement	0	1,692	338	32.44	54,894
DCK	Deck	0	335	34	16.48	5,522
FGR	Garage	0	325	130	64.96	21,113
FOP	Open Porch	0	28	4	23.20	650
Ttl Gross Liv / Lease Area		1,692	4,072	2,198		356,975

