

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
LAWSON NATHANIEL  143 FRANKLIN ST  DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	198,700	198,700
				0	Medium			RES LAND	1010	350,000	350,000
<b>SUPPLEMENTAL DATA</b>						Total		548,700	548,700		
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1630 Total Acres .918 Chapter Lan GIS ID F_868577_2852878				Cyclical 3 Exemption W District Res Exem Assoc Pid#							

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
LAWSON NATHANIEL		51235	280	06-14-2019	Q	I	408,000	00	Year	Code	Assessed	Year	Code	Assessed
COTTON RICHARD H & LEAH K TT		15236	0265	06-10-1997	U	I	1	1	2023	1010	213,300	2022	1010	187,000
										1010	364,000		1010	300,000
									Total		577,300	Total		487,000
									Total			Total		435,300

EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor				
									Appraised Bldg. Value (Card) 198,700				
Total			0.00						Appraised Xf (B) Value (Bldg) 0				
Nbhd			Nbhd Name		B		Tracing		Batch			Appraised Ob (B) Value (Bldg) 0	
0050												Appraised Land Value (Bldg) 350,000	
<b>NOTES</b>												Special Land Value 0	
												Total Appraised Parcel Value 548,700	
												Valuation Method C	
												Total Appraised Parcel Value 548,700	

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-22-7	01-19-2022	RM	Remodel	20,000	05-26-2022	100		RMDL KTCHN & RPLC WNDW	05-26-2022	SJT	5		20	Field Review
2013-107	06-13-2013	MN	Maintenance	3,500		100		STRIP & REROOF	05-07-2020	SJD	9		20	Field Review
412	10-12-2001	MN	Maintenance	14,000	08-09-2003	100		VINYL SIDING	04-12-2013	VGS			20	Field Review
									08-09-2003	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		1.0000	8.75	350,000	
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			350,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1188	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	25	Vinyl Siding	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			254,356
Interior Floor 2			Net Other Adj		25,500
Heat Fuel	03	Gas	Replace Cost		279,856
Heat Type	04	Forced Air-Duc	Year Built		1968
AC Type	01	None	Effective Year Built		1992
Bedrooms	4		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	1		Percent Good		71
Gas Fireplaces	0		Cns Sect Rcnd		198,700
Sq Ft Fin Bsmt	300		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1188		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	1,630	1,630	1,630	135.44	220,767
BSM	Basement	0	1,188	238	27.13	32,235
PTO	Patio	0	204	10	6.64	1,354
Ttl Gross Liv / Lease Area		1,630	3,022	1,878		254,356

