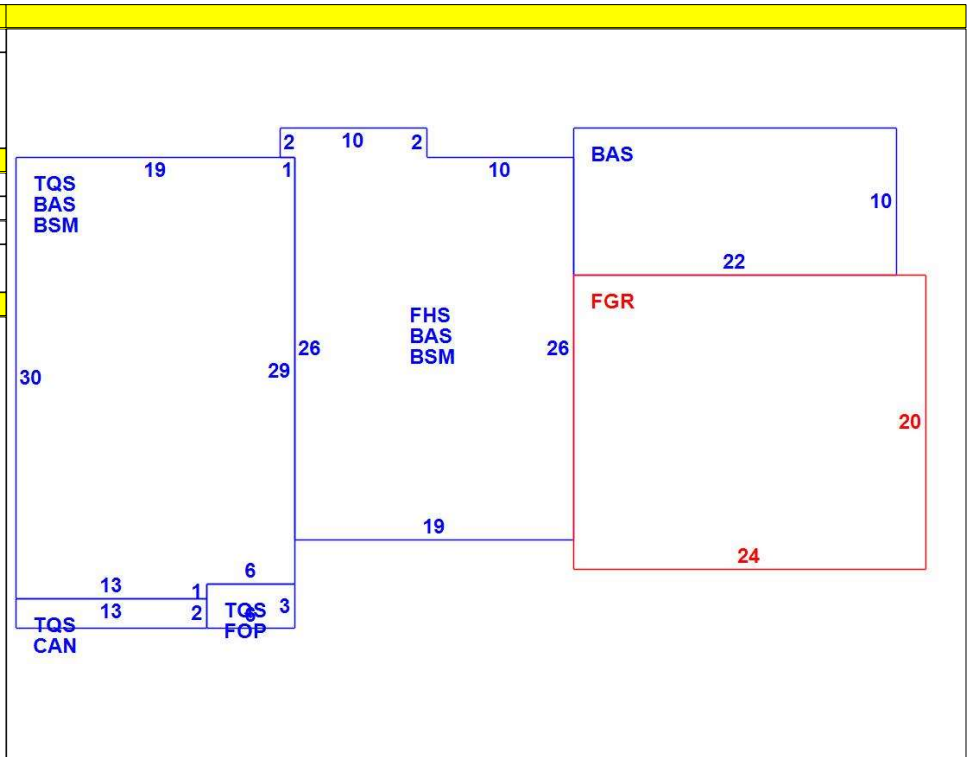


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>			
FRASER CECELIA J  15 OLDE CAPEWAY LN  DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed						
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	396,600	396,600						
				0	Medium			RES LAND	1010	378,000	378,000						
<b>SUPPLEMENTAL DATA</b>										RESIDNTL	1010	55,000	55,000				
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2011 Total Acres 1.718 Chapter Lan GIS ID F_875720_2848522				Cyclical 5 Exemption W District Res Exem Assoc Pid#						Total	829,600	829,600					
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
FRASER CECELIA J		58261	335	09-08-2023		U	I	1		1A	Year	Code	Assessed	Year	Code	Assessed	
FRASER CECELIA J		43275	0277	06-28-2013		Q	I	502,000		00	2023	1010	297,400	2022	1010	249,100	
KALIL SAMUEL K & HOLBROOK-KALIL H		37132	0120	04-29-2009		Q	I	437,500		00		1010	393,100		1010	324,000	
GAGNIER DEBORAH A		32301	0128	03-02-2006		Q	I	472,000		00		1010	33,100		1010	33,100	
STARR EDITH S TRS		29576	0012	12-01-2004		U	I	10		1F	Total	723,600	Total	606,200	Total	557,400	
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									
0050																	
NOTES																	
										Appraised Bldg. Value (Card) 396,600							
										Appraised Xf (B) Value (Bldg) 0							
										Appraised Ob (B) Value (Bldg) 55,000							
										Appraised Land Value (Bldg) 378,000							
										Special Land Value 0							
										Total Appraised Parcel Value 829,600							
										Valuation Method C							
										Total Appraised Parcel Value 829,600							
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		
2018-323 98	08-22-2018 06-18-2009	MN MS	Maintenance Miscellaneous	16,000 20,000	06-13-2019	100 100		CONSTRUCT A 12' X26' UTILIT 16X36'INGRD POOL		06-13-2019 04-28-2014 04-23-2014 04-12-2013 07-20-2010	SJT SJD SJD VGS KP	5 9 9 20 1		30 06 01 20 00	Quality Control Inspection Only Measure - No Entry 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	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	0.800 AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.80	28,000	
Total Card Land Units					1.72 AC	Parcel Total Land Area					1.72	Total Land Value				378,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1078	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1.75		<b>CONDO DATA</b>		
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		506,450
Interior Floor 2			Replace Cost		29,445
Heat Fuel	02	Oil	Year Built		535,894
Heat Type	05	Hot Water	Effective Year Built		1962
AC Type	01	None	Depreciation Code		1995
Bedrooms	4		Remodel Rating		G
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		26
Extra Fixtures	2		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		74
Extra Openings	0		Cns Sect Rcnld		396,600
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	322		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1078		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
SPL1	Ing Pool - Ave	L	576	64.00	2009	G	85	C	1.00	31,300
BRN1	Barn - 1 Story	L	240	39.00	2018	E	100	A	2.00	18,700
FOP	Open Porch	L	72	35.00	2018	E	100	A	2.00	5,000

<b>BUILDING SUB-AREA SUMMARY SECTION</b>						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,298	1,298	1,298	208.85	271,081
BSM	Basement	0	1,078	216	41.85	45,111
CAN	Canopy	0	26	3	24.10	627
FGR	Garage	0	480	192	83.54	40,098
FHS	Finished Half Story	257	514	257	104.42	53,673
FOP	Open Porch	0	18	3	34.81	627
TQS	Three Quarter Story	456	608	456	156.63	95,233
Ttl Gross Liv / Lease Area		2,011	4,022	2,425		506,450

