

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
DUNN CHRISTOPHER			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
103 FRANKLIN ST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	451,900	451,900
DUXBURY MA 02332		SUPPLEMENTAL DATA			0 Medium	RES LAND	1010	477,300	477,300
Alt Prcl ID		Cyclical 3			RESIDNTL	1010	104,100	104,100	
Scnd Home		Exemption							
Tax Class T		W							
Tot Fin Area 1602		District							
Total Acres 1.588		Res Exem							
Chapter Lan		Assoc Pid#							
GIS ID F_868888_2853339									
							Total	1,033,300	1,033,300

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
DUNN CHRISTOPHER	54127	74	01-04-2021	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
DUNN CHRISTOPHER	52017	4	11-27-2019	Q	I	635,000	00	2023	1010	347,600	2022	1010	286,800
MARTIN ANDREW	50356	0301	10-01-2018	U	I	307,650	1S		1010	512,400	2021	1010	291,900
WELLS FARGO BANK N.A. TT	48286	0197	04-06-2017	U	I	460,778	1L		1010	57,200		1010	314,100
STENSTROM WILLIAM & STENSTROM B	30671	0002	06-07-2005	Q	I	450,000	00						
							Total	917,200	Total	669,500	Total	606,000	

EXEMPTIONS		OTHER ASSESSMENTS						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2024	22	22 VETERAN	400.00					
			Total	400.00				

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

NOTES									
This signature acknowledges a visit by a Data Collector or Assessor									

APPRAISED VALUE SUMMARY				
Appraised Bldg. Value (Card)	451,900			
Appraised Xf (B) Value (Bldg)	0			
Appraised Ob (B) Value (Bldg)	104,100			
Appraised Land Value (Bldg)	477,300			
Special Land Value	0			
Total Appraised Parcel Value	1,033,300			
Valuation Method	C			
Total Appraised Parcel Value	1,033,300			

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-20-70	07-07-2020	BP	Bldg Permit	58,750	03-11-2021	100		Construct a 22'x26' detached gar		03-11-2021	SJT	5		20	Field Review
2019-75	03-13-2019	RM	Remodel	140,000	01-29-2020	100		RM EXISTING DWELLING. CON		08-31-2020	SJT	5		20	Field Review
										01-29-2020	SJT	5		01	Measure - No Entry
										07-24-2019	SJT	5		01	Measure - No Entry
										07-02-2019	SJT	5		20	Field Review
										05-25-2018	SJD	9		01	Measure - No Entry
										04-12-2013	VGS			20	Field Review

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	0060	1.341		ES95	0.9500	11.15	445,900
1	1010	Single Family	RC	Residual	0.670	AC 35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.08	31,400
					Total Card Land Units	1.59	AC	Parcel Total Land Area		1.59				Total Land Value	477,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	783	
Model	01	Residential	Bsmt Type	00	
Grade	07	Very Good	Unfin Area	0.00	N/A
Stories	2				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure	04	Hip			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	6				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	783				

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
FGR5	Garage - 2 Sto	L	572	91.00	2020	E	100	A	2.00	104,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	852	852	852	274.10	233,530
BSM	Basement	0	783	157	54.96	43,033
DCK	Deck	0	25	3	32.89	822
FOP	Open Porch	0	182	27	40.66	7,401
FUS	Finished Upper Story	783	783	783	274.10	214,617
Ttl Gross Liv / Lease Area		1,635	2,625	1,822		499,403

