

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
LANE KIERAN			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
LANE STEPHANIE			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	610,100	610,100
69 FRANKLIN ST		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	447,300	447,300	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2748 Total Acres .948 Chapter Lan GIS ID F_869189_2853740			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	62,600	62,600
						Total		1,120,000	1,120,000

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LANE KIERAN		51173 089	05-31-2019	U	I	500,000	1	Year	Code	Assessed	Year	Code	Assessed			
MAY NORINE M		16990 0126	12-29-1998	U	I	1	1F	2023	1010	467,600	2022	1010	429,100			
									1010	480,100		1010	305,100			
									1010	38,900		1010	38,900			
								Total		986,600	Total		773,100	Total		697,100

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	610,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	62,600
Appraised Land Value (Bldg)	447,300
Special Land Value	0
Total Appraised Parcel Value	1,120,000
Valuation Method	C
Total Appraised Parcel Value	1,120,000

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-21-34	03-04-2021	MN	Maintenance	45,404		100		Strip & replace roof and siding.	05-07-2020	SJD	9		20	Field Review
QPO-20-17	12-07-2020	MN	Maintenance	14,016		100		Install 9 replacement windows.	05-31-2018	JLF	5		01	Measure - No Entry
2017-70	03-20-2017	AD	Addition	100,000	05-31-2018	100		CONSTRUCT A 24' X 33' 1 STO	04-12-2013	VGS			20	Field Review
11163	03-29-1989	AD	Addition			100		ADD 14'X16' & 12'X16	10-29-2007	BSB		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	0060	1.341		TN95	0.9500	11.15	445,900	
1	1010	Single Family	RC	Residual	0.030 AC	35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.07	1,400	
Total Card Land Units					0.95 AC	Parcel Total Land Area					0.95	Total Land Value					447,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1416	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			B
Exterior Wall 2	25	Vinyl Siding			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			745,233
Interior Floor 2			Net Other Adj		57,590
Heat Fuel	03	Gas	Replace Cost		802,823
Heat Type	05	Hot Water	Year Built		1965
AC Type	03	Central	Effective Year Built		1997
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		24
Total Rooms	10		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	1		Percent Good		76
Gas Fireplaces	0		Cns Sect Rcnld		610,100
Sq Ft Fin Bsmt	1216		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1416		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
SHD1	Shed	L	192	21.00	1980	A	70	C	1.00	2,800
SPL2	Ing Pool-Good	L	960	89.00	1986	A	70	C	1.00	59,800

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,704	2,704	2,704	171.99	465,061
BSM	Basement	0	2,272	454	34.37	78,083
FGR	Garage	0	600	240	68.80	41,278
FOP	Open Porch	0	108	16	25.48	2,752
FUS	Finished Upper Story	900	900	900	171.99	154,791
PTO	Patio	0	384	19	8.51	3,268
Ttl Gross Liv / Lease Area		3,604	6,968	4,333		745,233

