

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
SIROONIAN DIANNE R SIROONIAN MARK B 49 FRANKLIN TER  DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	667,000	667,000
		SUPPLEMENTAL DATA		0	Light	0	Average	RES LAND	1010	490,500	490,500
						RESIDNTL	1010	15,300	15,300	905  DUXBURY, MA	
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3680 Total Acres 1.368 Chapter Lan GIS ID F_869556_2853232		Cyclical 3 Exemption W District Res Exem Assoc Pid#				Total		1,172,800	1,172,800

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SIROONIAN MARK B & DIANNE R TT		57831 198	04-18-2023	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SIROONIAN DIANNE R		32340 0284	03-10-2006	Q	I	650,000	00	2023	1010	496,200	2022	1010	453,300	2021	1010	378,700
									1010	526,500		1010	334,500		1010	322,700
									1010	500		1010	500		1010	500
								Total		1,023,200	Total		788,300	Total		701,900

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)	667,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	15,300
Appraised Land Value (Bldg)	490,500
Special Land Value	0
Total Appraised Parcel Value	1,172,800
Valuation Method	C
Total Appraised Parcel Value	1,172,800

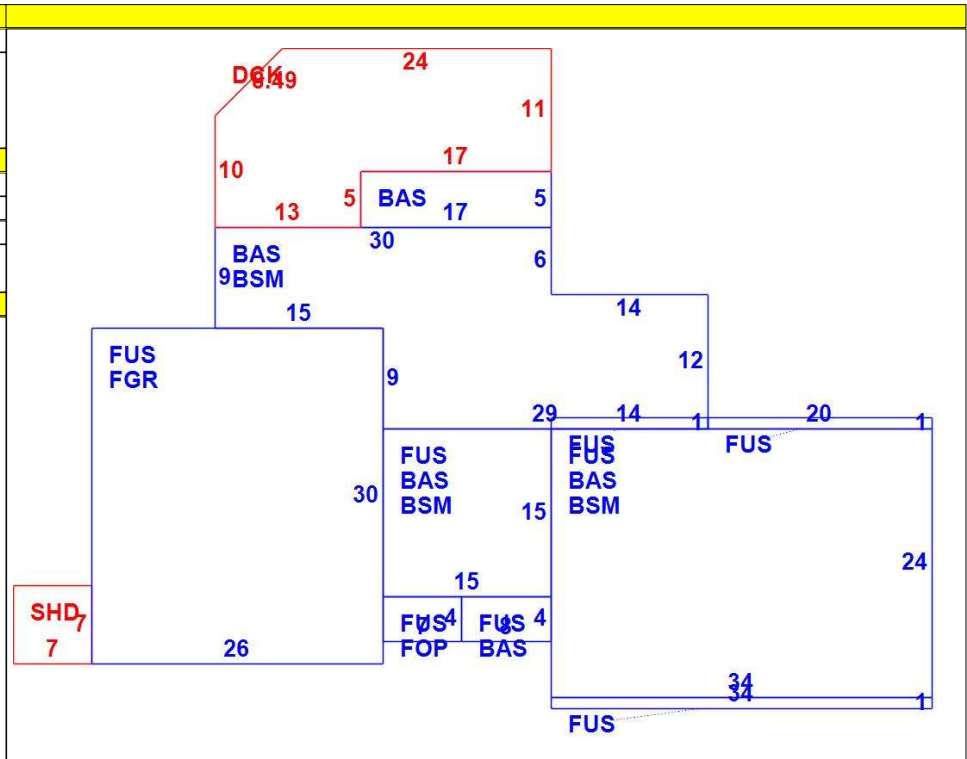
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
12163	12-16-1991	RM	Remodel			100		INSTAL FUEL BURN STV		11-02-2022	SJT	10		01	Measure - No Entry
										04-12-2013	VGS			20	Field Review
										01-07-2008	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			11.74	469,400
1	1010	Single Family	RC	Residual	0.450 AC	35,000.00	1.00000	5	1.00	0060	1.341			1.08	21,100
Total Card Land Units					1.37	AC	Parcel Total Land Area					1.37	Total Land Value		490,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1614	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
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	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	3				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	10				
Bath Style	02	Average			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1614				

CONDO DATA			
Parcel Id	C	B	S
Adjust Type	Code	Description	Factor%

COST / MARKET VALUATION		
Net Other Adj		845,238
Replace Cost		32,335
Year Built		1967
Effective Year Built		1997
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		24
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		76
Cns Sect Rcnd		667,000
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
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	49	21.00	1967	A	70	C	1.00	700
GNR	GENERATOR	L	1	12400.00	2015	G	85	C	1.00	10,500
PTO	Patio	L	324	15.00	2015	G	85	C	1.00	4,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,731	1,731	1,731	193.24	334,501
BSM	Basement	0	1,614	323	38.67	62,417
DCK	Deck	0	377	38	19.48	7,343
FGR	Garage	0	780	312	77.30	60,291
FOP	Open Porch	0	28	4	27.61	773
FUS	Finished Upper Story	1,949	1,949	1,949	193.24	376,628
SHD	Attached Shed	0	49	17	67.04	3,285
Ttl Gross Liv / Lease Area		3,680	6,528	4,374		845,238

