Property Location 36 FRANKLIN TER | Map ID 066/ 901/ 009/ / | Bldg Name | State Use 1010
Vision ID 3426 | Account # 120-901-9 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 10/27/2023 10:12:50

CURRENT OWNER

FOLEY JOSEPH W
FOLEY MELISSA A
36 FRANKLIN TER

DUXBURY MA 02332

TOPO	UTILITIES	STRT / ROAD	LOCATION
	0 Water	0 Cul-De-Sac	0 Average
	0 No Sewer	0 Paved	0 Average
		0 Light	

SUPPLEMENTAL DATA

Alt Prcl ID		Cyclical	3
Scnd Home		Exemption	
Tax Class	T	W	
Tot Fin Area	1946	District	
Total Acres	1.188	Res Exem	
Chapter Lan			
GIS ID	F_869211_2853224	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL	1010	381,800	381,800
RES LAND	1010	482,100	482,100
RESIDNTL	1010	25,300	25,300
	Total	889,200	889,200

905

DUXBURY, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
FOLEY JOSEPH W	11997	0157	06-30-1993	Q	I	200,000	00
CUSHING REYNOLDS P	3295	0680	05-24-1966	Q	I	0	00

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2023	1010	293,400	2022	1010	269,500	2021	1010	246,200
	1010	517,400		1010	328,700		1010	317,100
	1010	17,300		1010	17,300		1010	17,300
	Total	828,100		Total	615,500		Total	580,600

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0060				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	381,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	25,300
Appraised Land Value (Bldg)	482,100
Special Land Value	0
Total Appraised Parcel Value	889,200
Valuation Method	C
Total Appraised Parcel Value	889,200

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
QP-20-3	01-13-2020	MS		2,531		100		WEATHERIZATION
31	02-22-2012	RM	Remodel	69,000	07-10-2012	100		363'FRM,198'SP,385'D OCCUP
20010044	02-14-2001	RM	Remodel	18,000	06-29-2002	100		BSMT PLAYROOM

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
11-02-2022	SJT	10		01	Measure - No Entry
04-12-2013	VGS			20	Field Review
07-10-2012	KP	5	1	00	Measure & Listed
06-29-2002	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	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.270	AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.08	12,700
				Total Card Land Units	1.19	AC	Parcel Total Land Area			1.19					Total Land Value	482,100

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	03	Colonial
Model	01	Residential
Grade	05	Ave/Good
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	01	None
Bedrooms	4	
Full Baths	2	
Half Baths	1	
Extra Fixtures	0	
Total Rooms	9	
Bath Style	02	Average
Kitchen Style	03	Modern
Extra Kitchens	0	
Fireplaces	1	
Extra Openings	1	
Gas Fireplaces	0	
Sq Ft Fin Bsmt	672	
FBM Quality	03	Average
Foundation	06	Poured Conc
Bsmt Garage	0	
Bsmt Area	768	

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description
Bsmt Area	768	
Bsmt Type	04	
Unfin Area	0.00	Full

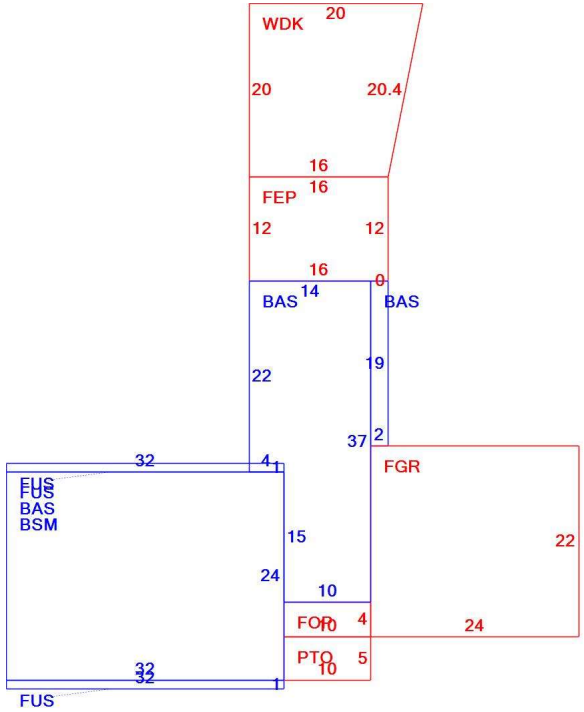
CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

	494,602
Net Other Adj	43,160
Replace Cost	537,764
Year Built	1968
Effective Year Built	1992
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	29
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	71
Cns Sect Rcnld	381,800
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
SPL1	Ing Pool - Ave	L	512	64.00	1980	A	70	C	1.00	22,900
SHD1	Shed	L	160	21.00	1995	A	70	C	1.00	2,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,264	1,264	1,264	188.71	238,527
BSM	Basement	0	768	154	37.84	29,061
FEP	Finished Enclosed Porch	0	192	115	113.03	21,701
FGR	Garage	0	528	211	75.41	39,817
FOP	Open Porch	0	40	6	28.31	1,132
FUS	Finished Upper Story	832	832	832	188.71	157,005
PTO	Patio	0	50	3	11.32	566
WDK	Deck	0	360	36	18.87	6,793
	Ttl Gross Liv / Lease Area	2,096	4,034	2,621		494,602