

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CEDRONE DAVID M			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
CEDRONE STEPHANIE			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	295,700	295,700
57 FRANKLIN ST		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	449,300	449,300	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2238 Total Acres .74 Chapter Lan GIS ID F_869339_2853834			Cyclical Exemption W District Res Exem Assoc Pid#				
						Total	745,000	745,000	

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CEDRONE DAVID M		LCC 119055	05-31-2013	Q	I	380,000	00	Year	Code	Assessed	Year	Code	Assessed
BURKE MICHAEL T & THOMAS J		LCC 97649	06-28-2000	U	I	100	1A	2023	1010	220,600	2022	1010	184,000
									1010	482,700	2021	1010	293,500
						Total		703,300	Total	492,400	Total	477,200	

EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									<b>APPRAISED VALUE SUMMARY</b>			
									Appraised Bldg. Value (Card) 295,700			
									Appraised Xf (B) Value (Bldg) 0			
									Appraised Ob (B) Value (Bldg) 0			
									Appraised Land Value (Bldg) 449,300			
									Special Land Value 0			
									Total Appraised Parcel Value 745,000			
									Valuation Method C			
									Total Appraised Parcel Value 745,000			

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
BPO-21-438	09-30-2021	MN	Maintenance	3,000		100	10-19-2021	WEATHERIZATION/AIR SEALIN	04-24-2014	SJD	9		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									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	32,234 SF	10.40	1.00000	5	1.00	0060	1.341		1.0000	13.94	449,300
Total Card Land Units					0.74 AC	Parcel Total Land Area					0.74	Total Land Value			449,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1080	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2	20	Brick/Masonry			
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	02	Oil	Net Other Adj		405,668
Heat Type	05	Hot Water	Replace Cost		16,800
AC Type	01	None	Year Built		422,468
Bedrooms	4		Effective Year Built		1958
Full Baths	2		Depreciation Code		1991
Half Baths	0		Remodel Rating		A
Extra Fixtures	1		Year Remodeled		
Total Rooms	9		Depreciation %		30
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	2		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		70
Sq Ft Fin Bsmt	0		Cns Sect Rcnd		295,700
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1080		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

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,428	1,428	1,428	158.65	226,552
BSM	Basement	0	1,080	216	31.73	34,268
FEP	Finished Enclosed Porch	0	120	72	95.19	11,423
FOP	Open Porch	0	40	6	23.80	952
TQS	Three Quarter Story	810	1,080	810	118.99	128,507
WDK	Deck	0	248	25	15.99	3,966
Ttl Gross Liv / Lease Area		2,238	3,996	2,557		405,668

