

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
FRANKE NATALIE S 7 CORDWOOD PATH DUXBURY MA 02332			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	422,200	422,200	
				0 Light		RES LAND	1010	486,700	486,700	
SUPPLEMENTAL DATA						RESIDNTL	1010	900	900	
Alt Prcl ID		Scnd Home		Cyclical Exemption		3				
Tax Class T		Tot Fin Area 2158		District						
Total Acres .928		Chapter Lan		Res Exem						
GIS ID F_869176_2851406		Assoc Pid#								
						Total	909,800	909,800		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FRANKE NATALIE S		50764 0310	01-30-2019	Q	I	600,000	00	Year	Code	Assessed	Year	Code	Assessed
WOOLEY DAVID L & STEPHANIE E		20444 0181	08-29-2001	Q	I	417,500	00	2023	1010	321,000	2022	1010	293,600
ANDERSON STEPHEN B		9766 0341	05-25-1990	Q	I	210,000	00		1010	475,500		1010	401,200
									1010	600		1010	600
						Total		797,100	Total	695,400	Total	630,800	

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
		Total	0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0070				

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	422,200		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	900		
Appraised Land Value (Bldg)	486,700		
Special Land Value	0		
Total Appraised Parcel Value	909,800		
Valuation Method	C		
Total Appraised Parcel Value	909,800		

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
2016-13	01-13-2016	RM	Remodel	34,500	08-30-2018	100		KITCHEN	04-18-2019	SJD	9		01	Measure - No Entry
									08-30-2018	JLF	5		30	Quality Control
									04-12-2013	VGS			20	Field Review
									12-11-2007	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	PD	Primary	40,000 SF	8.75	1.00000	5	1.00	0070	1.389		1.0000	12.16	486,200
1	1010	Single Family	PD	Residual	0.010 AC	35,000.00	1.00000	5	1.00	0070	1.389		1.0000	1.15	500
Total Card Land Units					0.93 AC	Parcel Total Land Area					0.93	Total Land Value			486,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1186	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			Own
Exterior Wall 2					B
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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		484,323
Interior Floor 2			Replace Cost		24,310
Heat Fuel	02	Oil	Year Built		508,632
Heat Type	05	Hot Water	Effective Year Built		1978
AC Type	01	None	Depreciation Code		2004
Bedrooms	4		Remodel Rating		VG
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		17
Extra Fixtures	2		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		83
Extra Openings	0		Cns Sect Rcnld		422,200
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	1186		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	64	21.00	1980	A	70	C	1.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,186	1,186	1,186	195.92	232,365
BSM	Basement	0	1,186	237	39.15	46,434
CTH	Cathedral Ceiling	0	322	32	19.47	6,270
FSP	Screened Porch	0	224	45	39.36	8,817
FUS	Finished Upper Story	972	972	972	195.92	190,437
Ttl Gross Liv / Lease Area		2,158	3,890	2,472		484,323

