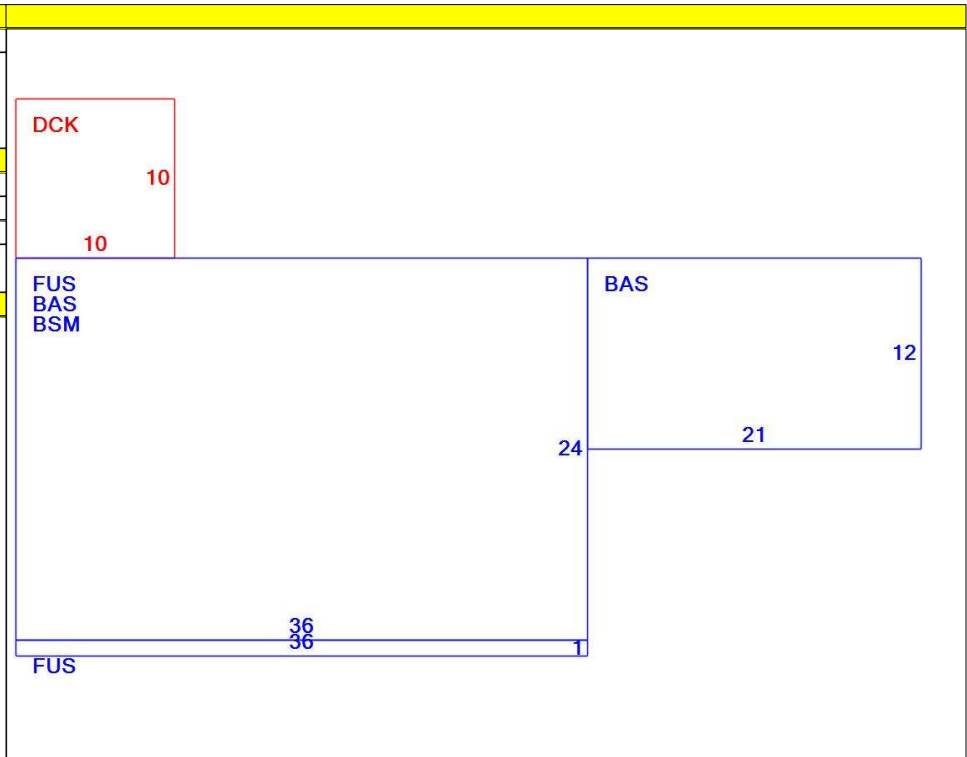


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>					
KAFRAWY ERIC AND ALENA  70 HERRING WEIR RD  DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed								
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	333,500	333,500								
		0	Light			RES LAND	1010	499,800	499,800										
<b>SUPPLEMENTAL DATA</b>										RESIDNTL	1010	42,000	42,000						
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2016 Total Acres 1.198 Chapter Lan GIS ID F_871213_2847935				Cyclical 3 Exemption W District Res Exem Assoc Pid#						Total	875,300	875,300							
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
KAFRAWY ERIC AND ALENA SHEA CHERIE GRISWOLD DOUGLAS & ROSEMARY L		52988	226	06-29-2020		Q	I	568,000		00	Year	Code	Assessed	Year	Code	Assessed			
		46945	0289	05-20-2016		Q	I	550,000		00	2023	1010	252,900	2022	1010	231,200	2021	1010	209,000
		8142	0217	11-20-1987		Q	I	240,000		00		1010	488,300		1010	412,000		1010	372,700
											1010	23,600		1010	23,600		1010	23,600	
		Total									Total	764,800	Total	666,800	Total	605,300			
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description		Amount	Code	Description	Number	Amount	Comm Int										
				Total	0.00														
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY									
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)			333,500						
0070										Appraised Xf (B) Value (Bldg)			0						
										Appraised Ob (B) Value (Bldg)			42,000						
										Appraised Land Value (Bldg)			499,800						
										Special Land Value			0						
										Total Appraised Parcel Value			875,300						
										Valuation Method			C						
										Total Appraised Parcel Value			875,300						
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-22-166	05-13-2022	MN	Maintenance	7,000		100	05-13-2022	REMOVE 16' BEARING WALL/I		12-05-2016	SJD	9	1	06	Inspection Only				
2018-61	04-20-2018	MN	Maintenance	7,015		100		REROOF		11-21-2016	SJD	9		01	Measure - No Entry				
12069	10-18-1991	NC	New Construct	1,000	01-01-1992	100		STORAGE SHED 8 X 10		04-12-2013	VGS			20	Field Review				
11963	07-16-1991	NC	New Construct	11,200	01-01-1992	100		POOL 20'X40' INGROUN		11-20-2007	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	0070	1.389			1.0000	12.16	486,200			
1	1010	Single Family	RC	Residual	0.280	AC 35,000.00	1.00000	5	1.00	0070	1.389			1.0000	1.12	13,600			
Total Card Land Units					1.20	AC	Parcel Total Land Area					1.20	Total Land Value			499,800			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	864	
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	14	Wood Shingle			B
Exterior Wall 2					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			450,732
Interior Floor 2			Net Other Adj		18,980
Heat Fuel	02	Oil	Replace Cost		469,711
Heat Type	05	Hot Water	Year Built		1971
AC Type	01	None	Effective Year Built		1992
Bedrooms	4		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	9		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	0		Percent Good		71
Gas Fireplaces	0		Cns Sect Rcnd		333,500
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	864		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	800	64.00	1991	A	70	C	1.00	35,800
FN1	Fence - Chain	L	300	24.00	1991	A	70	C	1.00	5,000
SHD1	Shed	L	80	21.00	1991	A	70	C	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,116	1,116	1,116	204.97	228,748
BSM	Basement	0	864	173	41.04	35,460
DCK	Deck	0	100	10	20.50	2,050
FUS	Finished Upper Story	900	900	900	204.97	184,474
Ttl Gross Liv / Lease Area		2,016	2,980	2,199		450,732

