

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
GRAEVE JENNIFER A			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA	
GRAEVE NICHOLAS L			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	436,400	436,400		
58 TEMPLE ST		SUPPLEMENTAL DATA				RES LAND	1010	353,200	353,200	VISION	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1898 Total Acres 1.008 Chapter Lan		Cyclical 3 Exemption W District Res Exem							
GIS ID F_871219_2847109		Assoc Pid#						Total	789,600		789,600
								Total	789,600		789,600

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GRAEVE JENNIFER A		49196 0090	11-17-2017	Q	I	550,000	00	Year	Code	Assessed	Year	Code	Assessed
HUNKELER FRANCIS J & THEORDORA		18001 0294	10-29-1999	U	I	1	1F	2023	1010	325,000	2022	1010	270,700
HUNKELER FRANCIS J		18001 0294	10-29-1999	U	I	1	1F		1010	367,300	2021	1010	269,100
HUNKELER FRANCIS J		11008 0207	05-29-1992	Q	I	208,000	00					1010	252,300
								Total	692,300	Total	573,400	Total	521,400

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)				436,400	
0050										Appraised Xf (B) Value (Bldg)				0	
										Appraised Ob (B) Value (Bldg)				0	
										Appraised Land Value (Bldg)				353,200	
										Special Land Value				0	
										Total Appraised Parcel Value				789,600	
										Valuation Method				C	
										Total Appraised Parcel Value				789,600	

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
QPO-21-23 90	02-09-2021 12-30-2005	MN MS	Maintenance Miscellaneous	66,858 9,336		100 100		Replace Wood Siding. Install Int RE-ROOF		04-12-2018 04-12-2013 04-11-2005	SJD VGS KP	9	1 1	07 20 00	Measure - Info @ Door Field Review 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	0050	1.000			1.0000	350,000
1	1010	Single Family	RC	Residual	0.090	AC 35,000.00	1.00000	5	1.00	0050	1.000			1.0000	3,200
Total Card Land Units					1.01	AC	Parcel Total Land Area			1.01	Total Land Value			353,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1088	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
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		519,745
Interior Floor 2			Replace Cost		18,980
Heat Fuel	02	Oil	Year Built		538,724
Heat Type	05	Hot Water	Effective Year Built		1969
AC Type	03	Central	Depreciation Code		2002
Bedrooms	3		Remodel Rating		VG
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		19
Extra Fixtures	2		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		81
Extra Openings	0		Cns Sect Rcnd		436,400
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	0		Cost to Cure Ovr		
Bsmt Area	1088		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	1,235	1,235	1,235	220.32	272,100	
BSM	Basement	0	1,088	218	44.15	48,031	
DCK	Deck	0	488	49	22.12	10,796	
FGR	Garage	0	484	194	88.31	42,743	
TQS	Three Quarter Story	663	884	663	165.24	146,075	
Ttl Gross Liv / Lease Area		1,898	4,179	2,359		519,745	

