

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
GRAFTON MICHAEL			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
GRAFTON JULIA			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	522,300	522,300
79 FLINT LOCKE DR				0 Light		RES LAND	1010	312,900	312,900
DUXBURY MA 02332		SUPPLEMENTAL DATA							
Alt Prcl ID		Cyclical 6							
Scnd Home		Exemption							
Tax Class T		W							
Tot Fin Area 2532		District							
Total Acres 1.358		Res Exem							
Chapter Lan									
GIS ID F_869328_2832783		Assoc Pid#							
							Total	835,200	835,200

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GRAFTON MICHAEL		52532 332	03-27-2020	Q	I	560,000	00	Year	Code	Assessed	Year	Code	Assessed
HINES JOSEPH		34930 0090	08-08-2007	Q	I	637,500	00	2023	1010	401,500	2022	1010	368,800
TULLY DAVID & MAREA TRUSTEES		17778 0334	08-18-1999	U	I	100	1A		1010	424,700		1010	358,300
							Total	826,200	Total	727,100	Total	670,400	

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	522,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	312,900
Special Land Value	0
Total Appraised Parcel Value	835,200
Valuation Method	C
Total Appraised Parcel Value	835,200

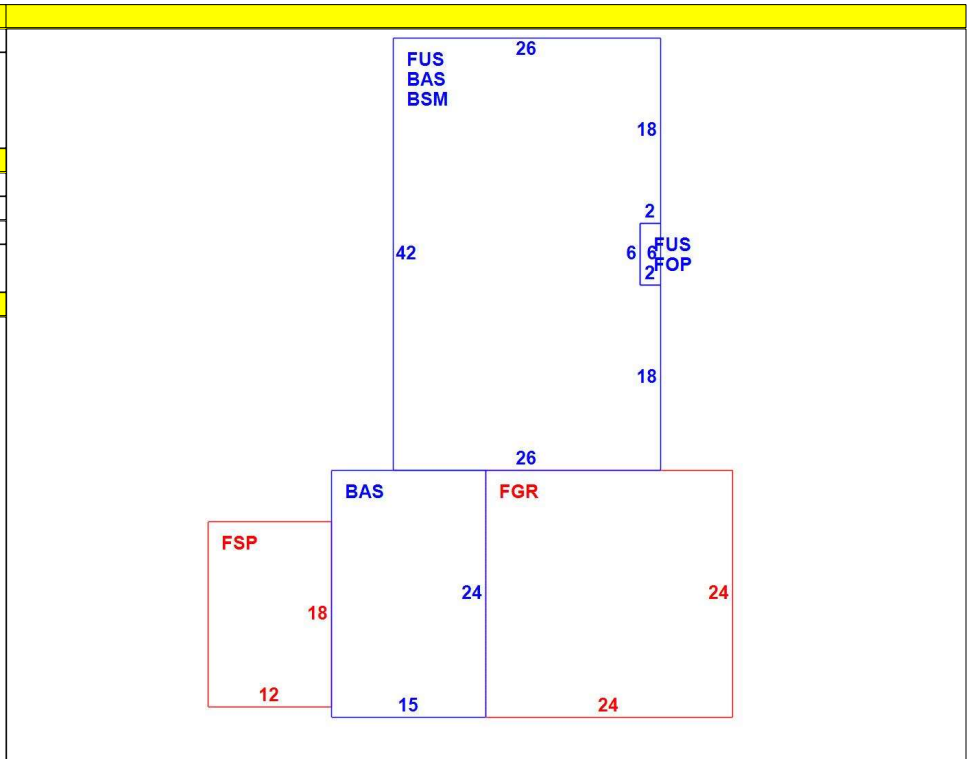
BUILDING PERMIT RECORD						VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
									04-27-2021	SJD	9	1	07	Measure - Info @ Door
									11-19-2020	SJT	10		20	Field Review
									11-04-2020	SJT	10		20	Field Review
									04-12-2013	VGS			20	Field Review
									03-04-2008	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	0050	1.000	REAR OF LOT HAS SLOPING	TP85	0.8500	297,500
1	1010	Single Family	RC	Residual	0.440 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	15,400
Total Card Land Units					1.36 AC	Parcel Total Land Area					1.36	Total Land Value			312,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1440	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	04	Hip			
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	03	Central			
Bedrooms	5				
Full Baths	3				
Half Baths	0				
Extra Fixtures	2				
Total Rooms	9				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	714				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1440				

CONDO DATA			
Parcel Id	C	Owne	
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Net Other Adj	631,422
Replace Cost	55,753
Year Built	687,174
Effective Year Built	1972
Depreciation Code	1997
Remodel Rating	G
Year Remodeled	
Depreciation %	24
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	76
Cns Sect Rcnd	522,300
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,440	1,440	1,440	208.87	300,776
BSM	Basement	0	1,080	216	41.77	45,116
FGR	Garage	0	576	230	83.40	48,041
FOP	Open Porch	0	12	2	34.81	418
FSP	Screened Porch	0	216	43	41.58	8,982
FUS	Finished Upper Story	1,092	1,092	1,092	208.87	228,089
Ttl Gross Liv / Lease Area		2,532	4,416	3,023		631,422

