

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
BURNS CATHERINE FREEMAN			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
BUCKLEY JAMES FRANCES			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	406,000	406,000
43 FLINT LOCKE DR		<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	326,600	326,600
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1849 Total Acres 1.748 Chapter Lan GIS ID F_869709_2832448		Cyclical 6 Exemption W District Res Exem Assoc Pid#					
						Total		732,600	732,600

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BURNS CATHERINE FREEMAN		55825 99	10-12-2021	U	I	790,000	1A	Year	Code	Assessed	Year	Code	Assessed
BURNS ROBERT E		47452 0107	09-13-2016	Q	I	689,000	00	2023	1010	434,600	2022	1010	379,000
HOPKINS WILLIAM F & PHYLLIS T		40147 0024	07-22-2011	Q	I	575,000	00		1010	443,200	2021	1010	374,000
						Total		877,800	Total		753,000	Total	727,100

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	406,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	326,600
Special Land Value	0
Total Appraised Parcel Value	732,600
Valuation Method	C
Total Appraised Parcel Value	732,600

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

NOTES									
13 - REMODEL/BATHROOM - 100% DONE									

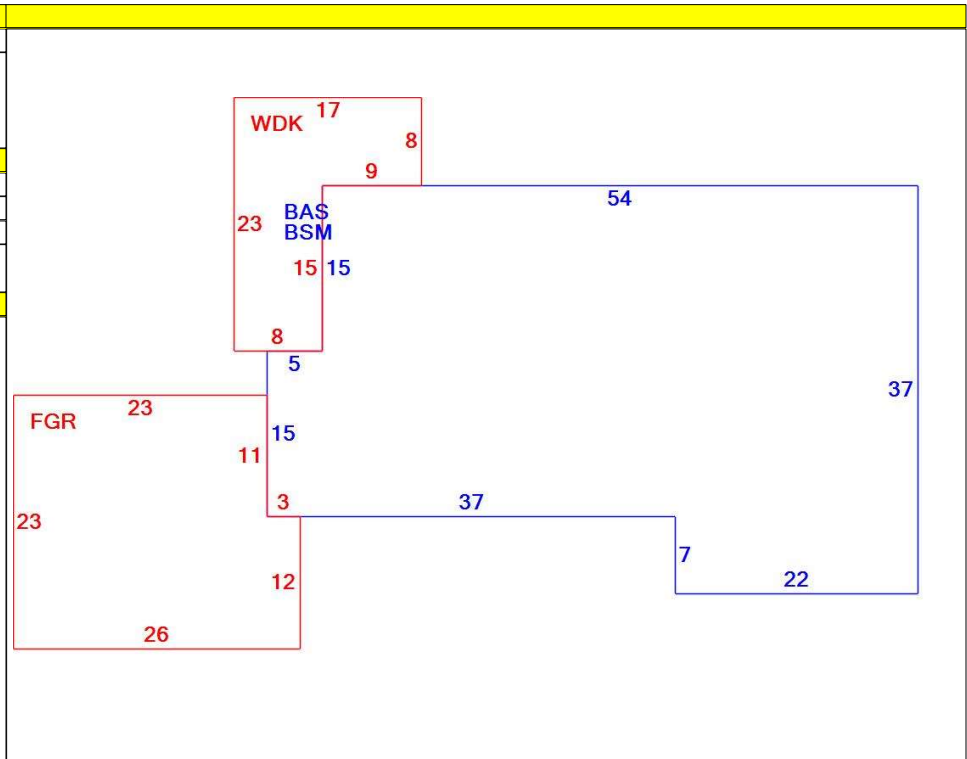
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
QPO-23-19	07-07-2023	MN	Maintenance	17,000		100		STRIP & REROOF	04-11-2022	SJD	9	1	00	Measure & Listed
QPO-21-20	02-02-2021	MN	Maintenance	5,451		100		Weatherization	05-30-2017	SJD	9		01	Measure - No Entry
QPO-21-2	02-02-2021	MN	Maintenance	5,451		100		Weatherization	07-25-2013	BH			00	Measure & Listed
QPO-20-13	10-08-2020	MN	Maintenance	2,727		100		Installation of 4 replacement wind	04-12-2013	VGS			20	Field Review
2013-13	01-15-2013	RM	Remodel	130,000	07-25-2013	100		REMODEL/REFURBISH EXISTI	01-23-2008	KP		1	00	Measure & Listed
13876	10-27-1995	MN	Maintenance		05-30-1996	100		STRIP & REROOF						

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		TP85	0.8500	297,500
1	1010	Single Family	RC	Residual	0.830 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0034	0.80	29,100
Total Card Land Units					1.75 AC	Parcel Total Land Area					1.75	Total Land Value			326,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1849	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
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	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	3				
Full Baths	3				
Half Baths	0				
Extra Fixtures	2				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1120				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1849				

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

COST / MARKET VALUATION				
Net Other Adj			466,787	
Replace Cost			67,425	
Year Built			1972	
Effective Year Built			1997	
Depreciation Code			G	
Remodel Rating				
Year Remodeled				
Depreciation %			24	
Functional Obsol				
External Obsol				
Trend Factor			1.000	
Condition				
Condition %				
Percent Good			76	
Cns Sect Rcnd			406,000	
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	1,849	1,849	1,849	188.91	349,287	
BSM	Basement	0	1,849	370	37.80	69,895	
FGR	Garage	0	565	226	75.56	42,693	
WDK	Deck	0	256	26	19.19	4,912	
Ttl Gross Liv / Lease Area		1,849	4,519	2,471		466,787	

