

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
KRAFCHIN JEREMY			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
KRAFCHIN MEGHAN			0 Septic	0 Paved	0 Average	RESIDNTL	1010	618,200	618,200
20 DRIFTWOOD DR		SUPPLEMENTAL DATA			0 Medium	RES LAND	1010	470,200	470,200
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2982 Total Acres 1.088 Chapter Lan GIS ID F_872545_2835840			Cyclical 6 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	10,500	10,500
							Total	1,098,900	1,098,900

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
KRAFCHIN JEREMY		53541 232	09-30-2020	Q	I	1,100,000	00	Year	Code	Assessed	Year	Code	Assessed
GOLDNER GERALD G		43141 0136	05-31-2013	U	I	510,000	1	2023	1010	476,500	2022	1010	455,500
BISHOP BRADFORD N III & SUSAN		29377 0117	11-01-2004	Q	I	599,900	00		1010	459,400		1010	387,600
SCHORTMANN PETER M		11471 0035	12-02-1992	U	I	225,000	1A		1010	7,700			
							Total	943,600	Total	843,100	Total	734,500	

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)										618,200			
Appraised Xf (B) Value (Bldg)										0			
Appraised Ob (B) Value (Bldg)										10,500			
Appraised Land Value (Bldg)										470,200			
Special Land Value										0			
Total Appraised Parcel Value										1,098,900			
Valuation Method										C			
Total Appraised Parcel Value										1,098,900			

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
2014-210	10-09-2014	MN	Maintenance	1,168		100		REPLACE 1 DOOR		05-03-2021	SJD	9	1	11	Phone Interview
2013-128	06-10-2013	RM	Remodel	35,000	04-11-2014	100		RM KITCHEN AND 3 BATHROO		10-16-2020	SJT	10		20	Field Review
12958	10-05-1993	NC	New Construct	10,000	05-31-1996	100		RM DK/NC12X14X4X20DK AM		04-11-2014	SJD	9	1	00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										01-22-2005	KP		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		ES95	0.9500	11.55	461,900
1	1010	Single Family	RC	Residual	0.170	AC 35,000.00	1.00000	5	1.00	0070	1.389			1.0000	1.12	8,300
Total Card Land Units					1.09	AC	Parcel Total Land Area					1.09	Total Land Value			470,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1680	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	25	Vinyl Siding			B
Exterior Wall 2	11	Clapboard			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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			740,741
Interior Floor 2			Net Other Adj		72,645
Heat Fuel	03	Gas	Replace Cost		813,386
Heat Type	05	Hot Water	Year Built		1973
AC Type	03	Central	Effective Year Built		1997
Bedrooms	4		Depreciation Code		G
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		24
Total Rooms	8		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		76
Gas Fireplaces	0		Cns Sect Rcnld		618,200
Sq Ft Fin Bsmt	1364		Dep % Ovr		
FBM Quality	05	Living Area	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1680		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
GNR	GENERATOR	L	1	12400.00	2022	G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,876	1,876	1,876	199.07	373,456
BSM	Basement	0	1,680	336	39.81	66,888
CTH	Cathedral Ceiling	0	836	84	20.00	16,722
FGR	Garage	0	672	269	79.69	53,550
FOP	Open Porch	0	118	18	30.37	3,583
FUS	Finished Upper Story	1,120	1,120	1,120	199.07	222,959
PTO	Patio	0	360	18	9.95	3,583
Ttl Gross Liv / Lease Area		2,996	6,662	3,721		740,741

