

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FRASER GEORGE P			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
FRASER NICOLE L			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	672,300	672,300
84 DUCK HILL RD		SUPPLEMENTAL DATA			RES LAND	1010	464,500	464,500	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2254 Total Acres .73 Chapter Lan GIS ID F_877058_2847290			Cyclical 5 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	6,900	6,900
						Total		1,143,700	1,143,700

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FRANSOM JOHN F III		58366 104	10-16-2023	Q	I	1,185,000	00	Year	Code	Assessed	Year	Code	Assessed
FRASER GEORGE P		30517 0215	05-13-2005	Q	I	825,000	00	2023	1010	510,200	2022	1010	431,100
HOFMAIER DENNIS L		14541 0335	07-29-1996	Q	I	345,000	00		1010	454,200		1010	385,100
TEDESCHI KEVIN A		13887 0348	10-11-1995	U	I	100	1A		1010	4,600		1010	4,600
TEDESCHI KEVIN A		13398 0323	01-30-1995	U	I	100	1F	Total		969,000	Total		820,800
								Total		779,600	Total		779,600

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0070			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	672,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	6,900
Appraised Land Value (Bldg)	464,500
Special Land Value	0
Total Appraised Parcel Value	1,143,700
Valuation Method	C
Total Appraised Parcel Value	1,143,700

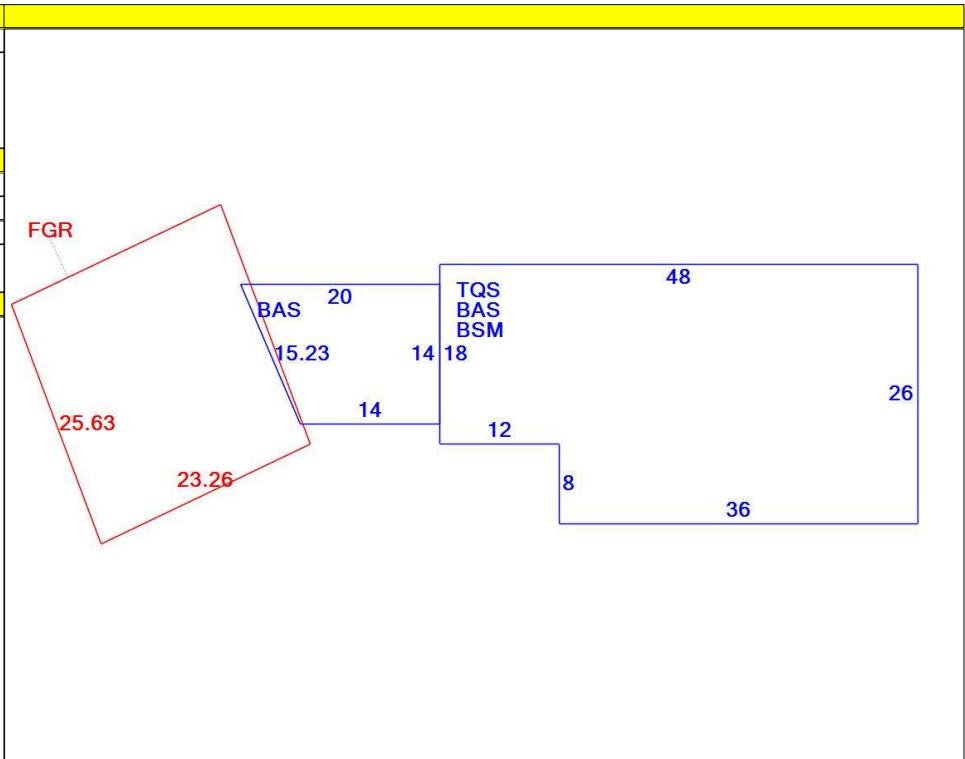
NOTES							

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
176	06-09-2008	RM	Remodel	9,700		100		7X7 BATHROOM	10-01-2020	SJT	10		20	Field Review
									04-12-2013	VGS			20	Field Review
									08-04-2009	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	31,799 SF	10.52	1.00000	5	1.00	0070	1.389		1.0000	14.61	464,500
Total Card Land Units					0.73 AC	Parcel Total Land Area					0.73	Total Land Value			464,500

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1152	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	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		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			747,441
Interior Floor 2			Net Other Adj		72,450
Heat Fuel	02	Oil	Replace Cost		819,891
Heat Type	04	Forced Air-Duc	Year Built		1930
AC Type	03	Central	Effective Year Built		2003
Bedrooms	4		Depreciation Code		E
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		18
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	0		Percent Good		82
Gas Fireplaces	0		Cns Sect Rcnd		672,300
Sq Ft Fin Bsmt	852		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1152		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
PTO	Patio	L	660	15.00	1980	A	70	C	1.00	6,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,390	1,390	1,390	274.59	381,684
BSM	Basement	0	1,152	230	54.82	63,156
FGR	Garage	0	594	238	110.02	65,353
TQS	Three Quarter Story	864	1,152	864	205.94	237,248
Ttl Gross Liv / Lease Area		2,254	4,288	2,722		747,441

