

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MARTIN KAREN A			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
DRAGHETTI JANET A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	345,000	345,000	
1017 UNION ST				0 Medium		RES LAND	1010	379,100	379,100	
SUPPLEMENTAL DATA						RESIDNTL	1010	29,400	29,400	VISION
DUXBURY MA 02332	Alt Prcl ID	Cyclical 1								
	Scnd Home	Exemption								
	Tax Class T	W								
	Tot Fin Area 2230	District								
	Total Acres 2.288	Res Exem								
	Chapter Lan									
	GIS ID F_857060_2854286	Assoc Pid#								
						Total		753,500	753,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MARTIN KAREN A		5047 0109	08-31-1981	U	I	57,050	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	264,000	2022	1010	216,700	2021	1010	222,200
									1010	394,200		1010	325,100		1010	271,100
									1010	21,900		1010	21,900		1010	21,900
								Total		680,100	Total		563,700	Total		515,200

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
									APPRAISED VALUE SUMMARY			
			Total	0.00					Appraised Bldg. Value (Card) 345,000			
							Appraised Xf (B) Value (Bldg) 0					
							Appraised Ob (B) Value (Bldg) 29,400					
							Appraised Land Value (Bldg) 379,100					
							Special Land Value 0					
							Total Appraised Parcel Value 753,500					
							Valuation Method C					
							Total Appraised Parcel Value 753,500					

ASSESSING NEIGHBORHOOD							
Nbhd	Nbhd Name	B	Tracing	Batch			
0050							

NOTES									

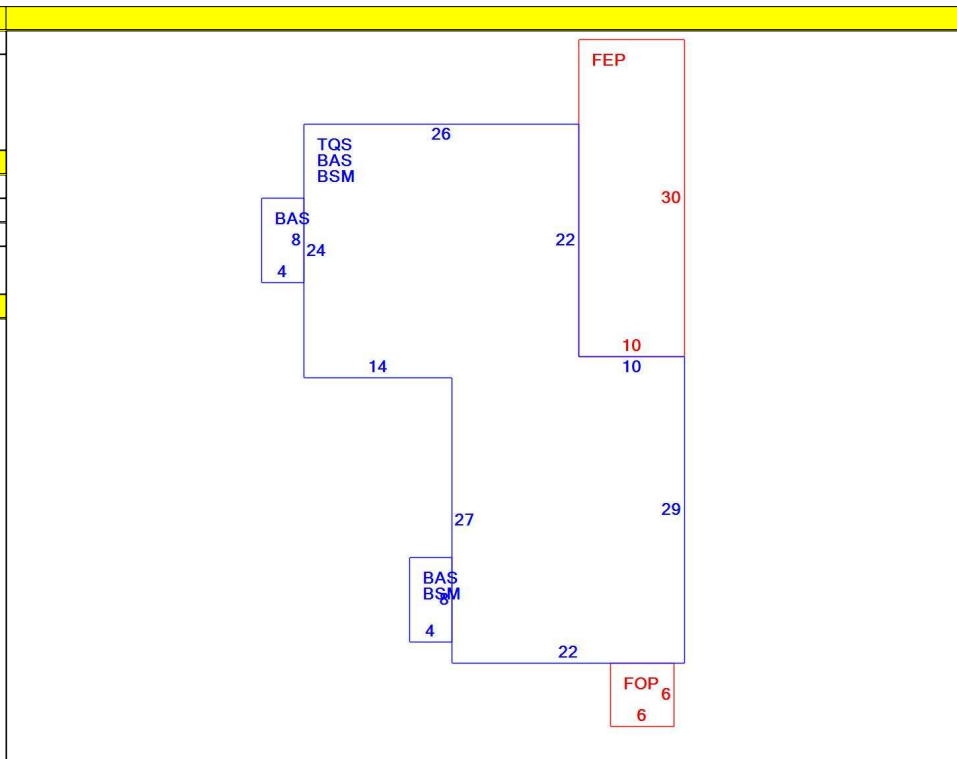
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
13281	07-05-1994	MN	Maintenance	2,500		100		REPLACE FLUE LINER		04-12-2013	VGS			20	Field Review
12237	03-09-1992	AD	Addition	50,000	01-01-1993	100		2STY ADD & ADD/PORCH		10-25-2012	KP	6		30	Quality Control
										04-10-2007	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	0050	1.000			1.0000	350,000
1	1010	Single Family	RC	Residual	0.800 AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	28,000
1	1010	Single Family	RC	Undevelop	0.570 AC	2,000.00	1.00000	0	1.00	0050	1.000			1.0000	1,100
Total Card Land Units					2.29 AC	Parcel Total Land Area					2.29	Total Land Value			379,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	1270	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
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	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	3				
Full Baths	1				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	03	Stone			
Bsmt Garage	0				
Bsmt Area	1270				

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

COST / MARKET VALUATION	
Net Other Adj	504,198
Replace Cost	10,790
Year Built	514,987
Effective Year Built	1850
Depreciation Code	1988
Remodel Rating	A
Year Remodeled	
Depreciation %	33
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	67
Cns Sect Rcnld	345,000
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
FGR1	Garage - 1 Sto	L	880	52.00	1980	F	55	C	1.00	25,200
SHD1	Shed	L	120	21.00	1985	A	70	C	1.00	1,800
PERG	PERGOLA	L	192	35.00	1985	A	70	D	0.50	2,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,302	1,302	1,302	188.84	245,867
BSM	Basement	0	1,270	254	37.77	47,965
FEP	Finished Enclosed Porch	0	300	180	113.30	33,991
FOP	Open Porch	0	36	5	26.23	944
TQS	Three Quarter Story	929	1,238	929	141.70	175,431
Ttl Gross Liv / Lease Area		2,231	4,146	2,670		504,198

