

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
INGRAM FREDERICK C			0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
INGRAM SUSAN M			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	507,500	507,500	
1011 TREMONT ST					0	Heavy			RES LAND	1010	535,900	535,900	
DUXBURY MA 02332			<b>SUPPLEMENTAL DATA</b>						RESIDNTL	1010	69,600	69,600	
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2358 Total Acres 2.028 Chapter Lan GIS ID F_876879_2841121			Cyclical 5 Exemption W District Res Exem Assoc Pid#				Total		1,113,000		1,113,000		<b>VISION</b>

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
INGRAM FREDERICK C			8304 0147	02-26-1988	Q	I	325,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
									2023	1010	380,100	2022	1010	318,000	2021	1010	310,000
										1010	526,200		1010	444,400		1010	401,900
										1010	34,300		1010	34,300		1010	34,300
									Total		940,600	Total		796,700	Total		746,200

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0070			Batch

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			507,500
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			69,600
Appraised Land Value (Bldg)			535,900
Special Land Value			0
Total Appraised Parcel Value			1,113,000
Valuation Method			C
Total Appraised Parcel Value			1,113,000

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
QP-20-31	06-15-2020	MN	Maintenance	15,000		100		Strip and re-roof		10-14-2020	SJT	10		20	Field Review
										04-12-2013	VGS			20	Field Review
										07-03-2008	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	0070	1.389		1.0000	12.16	486,200
1	1010	Single Family	WP	Residual	1.110 AC	35,000.00	0.92072	5	1.00	0070	1.389		1.0000	1.03	49,700
Total Card Land Units					2.03 AC	Parcel Total Land Area					2.03	Total Land Value			535,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1372	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	288.00	Full
Stories	1.85				
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	Net Other Adj		650,864
Heat Type	05	Hot Water	Replace Cost		34,945
AC Type	01	None	Year Built		685,809
Bedrooms	3		Effective Year Built		1960
Full Baths	2		Depreciation Code		1995
Half Baths	1		Remodel Rating		G
Extra Fixtures	1		Year Remodeled		
Total Rooms	8		Depreciation %		26
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		74
Sq Ft Fin Bsmt	312		Cns Sect Rcnld		507,500
FBM Quality	03	Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1372		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
WDK	Deck	L	1,112	21.00	1981	A	70	C	1.00	16,300
SPL1	Ing Pool - Ave	L	512	64.00	1981	A	70	B	1.50	34,400
PTO	Patio	L	504	15.00	1981	A	70	C	1.00	5,300
PTO	Patio	L	250	15.00	1981	A	70	C	1.00	2,600
HTB	Hot Tub	L	1	10500.00	2000	A	70	B	1.50	11,000

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,386	1,386	1,386	210.77	292,130
BSM	Basement	0	1,372	274	42.09	57,752
DCK	Deck	0	156	16	21.62	3,372
FGR	Garage	0	576	230	84.16	48,478
FNS	Finished 90% Story	1,030	1,144	1,030	189.77	217,095
FOP	Open Porch	0	50	8	33.72	1,686
UHS	Unfinished Half Story	0	576	144	52.69	30,351
Ttl Gross Liv / Lease Area		2,416	5,260	3,088		650,864

