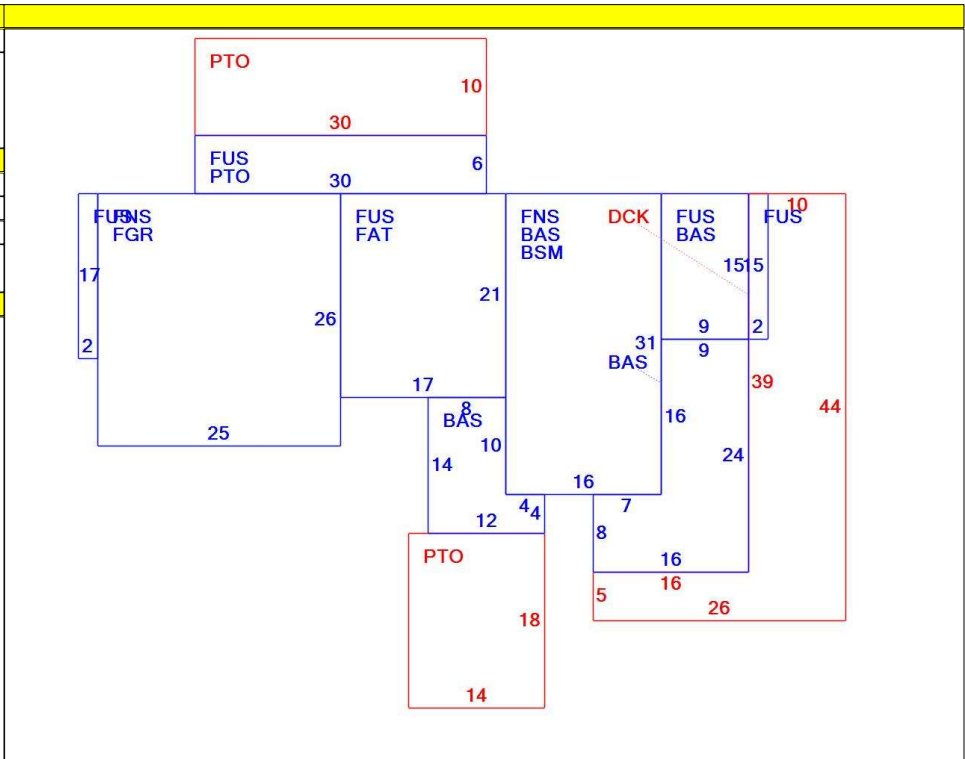


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA						
FRANGESH NEAL E				0 Water		0 Feeder		0 Average		Description	Code	Appraised	Assessed							
FRANGESH DEBORAH D				0 No Sewer		0 Paved		0 Average		RESIDENTL	1010	444,500	444,500							
399 NORTH ST						0 Medium				RES LAND	1010	372,400	372,400							
<b>SUPPLEMENTAL DATA</b>														<b>VISION</b>						
Alt Prcl ID						Cyclical 1														
Scnd Home						Exemption														
Tax Class T						W														
DUXBURY MA 02332				Tot Fin Area 3212		District		Res Exem												
				Total Acres 1.558		Chapter Lan														
				GIS ID F_858550_2855469		Assoc Pid#														
											Total		816,900	816,900						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
FRANGESH NEAL E				33509 0350		10-13-2006		U I		100		1F		Year	Code	Assessed	Year	Code	Assessed	
												2023	1010	386,700	2022	1010	348,200	2021	1010	296,800
													1010	387,300		1010	319,200		1010	266,000
											Total		774,000	Total	667,400	Total	562,800			
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description		Amount		Code	Description	Number	Amount	Comm Int										
				Total		0.00														
ASSESSING NEIGHBORHOOD												<b>APPRAISED VALUE SUMMARY</b>								
Nbhd		Nbhd Name		B		Tracing		Batch						Appraised Bldg. Value (Card)				444,500		
0050														Appraised Xf (B) Value (Bldg)				0		
												Appraised Ob (B) Value (Bldg)				0				
												Appraised Land Value (Bldg)				372,400				
												Special Land Value				0				
												Total Appraised Parcel Value				816,900				
												Valuation Method				C				
												Total Appraised Parcel Value				816,900				
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			
2016-249	12-02-2016	RM	Remodel	21,000	11-06-2017	100		REMODEL KITCHEN				11-06-2017	JLF	5		01	Measure - No Entry			
2016-113	07-05-2016	MS	Miscellaneous	3,515		100		INSTALL NEW LINER IN BASEM				04-12-2013	VGS			20	Field Review			
12126	11-26-1991	AD	Addition	85,000	05-22-1996	100		ADD 24X44 & OTHERS				04-03-2007	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	0050	1.000					1.0000	8.75	350,000		
1	1010	Single Family	PD	Residual	0.640	AC 35,000.00	1.00000	5	1.00	0050	1.000					1.0000	0.80	22,400		
Total Card Land Units					1.56	AC	Parcel Total Land Area					1.56	Total Land Value				372,400			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	496	
Model	01	Residential	Bsmt Type	05	
Grade	06	Good	Unfin Area	0.00	Full Raised
Stories	2				
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	03	Central			
Bedrooms	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	9				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	496				

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

COST / MARKET VALUATION	
Net Other Adj	510,737
Replace Cost	24,795
Year Built	535,532
Effective Year Built	1979
Depreciation Code	2004
Remodel Rating	VG
Year Remodeled	
Depreciation %	17
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	83
Cns Sect Rcnd	444,500
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	1,031	1,031	1,031	152.32	157,044
BSM	Basement	0	496	99	30.40	15,080
DCK	Deck	0	520	52	15.23	7,921
FAT	Finished Attic	107	357	107	45.65	16,299
FGR	Garage	0	650	260	60.93	39,604
FNS	Finished 90% Story	1,031	1,146	1,031	137.04	157,044
FUS	Finished Upper Story	736	736	736	152.32	112,109
PTO	Patio	0	732	37	7.70	5,636
Ttl Gross Liv / Lease Area		2,905	5,668	3,353		510,737

