

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
GRANAT ERIC C			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
GRANAT KIMBERLY B			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	653,800	653,800	
538 WASHINGTON ST		SUPPLEMENTAL DATA			RES LAND	1010	923,300	923,300		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2920 Total Acres .19 Chapter Lan GIS ID F_880960_2841352			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	56,600	56,600	
						Total		1,633,700	1,633,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GRANAT ERIC C	57317	39	10-12-2022	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
GRANAT ERIC	46451	0303	12-31-2015	U	I	1	1A	2023	1010	502,300	2022	1010	413,900
GRANAT ERIC C	45887	0304	08-05-2015	U	I	100	1		1010	779,900		1010	526,600
GRANAT ERIC C	37350	0122	06-15-2009	Q	I	775,000	00		1010	37,600		1010	37,600
FRENCH BRUCE D	25995	0258	07-30-2003	Q	I	707,500	00	Total		1,319,800	Total		978,100
								Total		927,300	Total		927,300

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0090			Batch

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			653,800
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			56,600
Appraised Land Value (Bldg)			923,300
Special Land Value			0
Total Appraised Parcel Value			1,633,700
Valuation Method			C
Total Appraised Parcel Value			1,633,700

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
BPO-20-224	10-05-2020	RM	Remodel	65,000		100		Upgrade Master Bath & Kids Bat	05-04-2016	JLF	5		01	Measure - No Entry
BP-20-105	07-10-2020	MN	Maintenance	8,800		100	08-11-2020	Chimney Repair	08-02-2013	BH			00	Measure & Listed
2015-150	06-02-2015	RM	Remodel	49,000	05-04-2016	100		REMODEL 20.25 X 32.5 BARN A	04-12-2013	VGS			20	Field Review
2013-83	04-29-2013	RM	Remodel	30,500		100		200' OF THIRD LEVEL SPACE.	04-24-2012	KP	5	1	00	Measure & Listed
2012-148	10-16-2012	MN	Maintenance	51,000		100		RPL WOOD SIDING RPL 27 WI	07-20-2010	KP-		1	00	Measure & Listed
130	07-19-2011	RM	Remodel	12,000		100		WINDOWS,DRS,KITCHEN						
285	09-14-2007	RM	Remodel	25,000	08-05-2008	100		MASTER BTHRM						

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	8,276	SF 30.47	1.00000	5	1.00	0090	3.661		1.0000	111.56	923,300
Total Card Land Units					0.19	AC	Parcel Total Land Area					0.19	Total Land Value		923,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	1232	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	154.00	Full
Stories	2.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	03	Plaster			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	06	Steam			
AC Type	01	None			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	8				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	04	Brick			
Bsmt Garage	0				
Bsmt Area	1232				

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
BRN3	Barn - 1 St w/L	L	960	52.00	1975	G	85	C	1.00	42,400
PERG	PERGOLA	L	120	35.00	2015	G	85	C	1.00	3,600
PTO	Patio	L	704	15.00	2015	E	100	C	1.00	10,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,316	1,316	1,316	215.38	283,435
BSM	Basement	0	1,232	246	43.01	52,982
FOP	Open Porch	0	154	23	32.17	4,954
FUS	Finished Upper Story	1,316	1,316	1,316	215.38	283,435
TQS	Three Quarter Story	549	732	549	161.53	118,241
UHS	Unfinished Half Story	0	500	125	53.84	26,922
Ttl Gross Liv / Lease Area		3,181	5,250	3,575		769,969

