

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CARLETON ALLEN D			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
CARLETON LAURA Y			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	493,300	493,300
PO BOX 42				0 Medium		RES LAND	1010	1,286,300	1,286,300
SUPPLEMENTAL DATA									
DUXBURY MA 02331		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2404 Total Acres 1.588 Chapter Lan			Cyclical Exemption W District Res Exem				
GIS ID F_879886_2844240		Assoc Pid#							
Total							1,779,600		1,779,600

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
CARLETON ALLEN D		21142 0244	12-17-2001	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed		
CARLETON REALTY TRUST		18490 0070	05-03-2000	U	I	100	1F	2023	1010	379,300	2022	1010	348,100		
CARLETON ALLEN D		12962 0060	06-21-1994	Q	I	325,000	00		1010	1,192,700		1010	514,700		
									1010	1,300		1010	1,300		
Total								1,573,300		Total		864,100		Total	742,200

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0090				

NOTES			

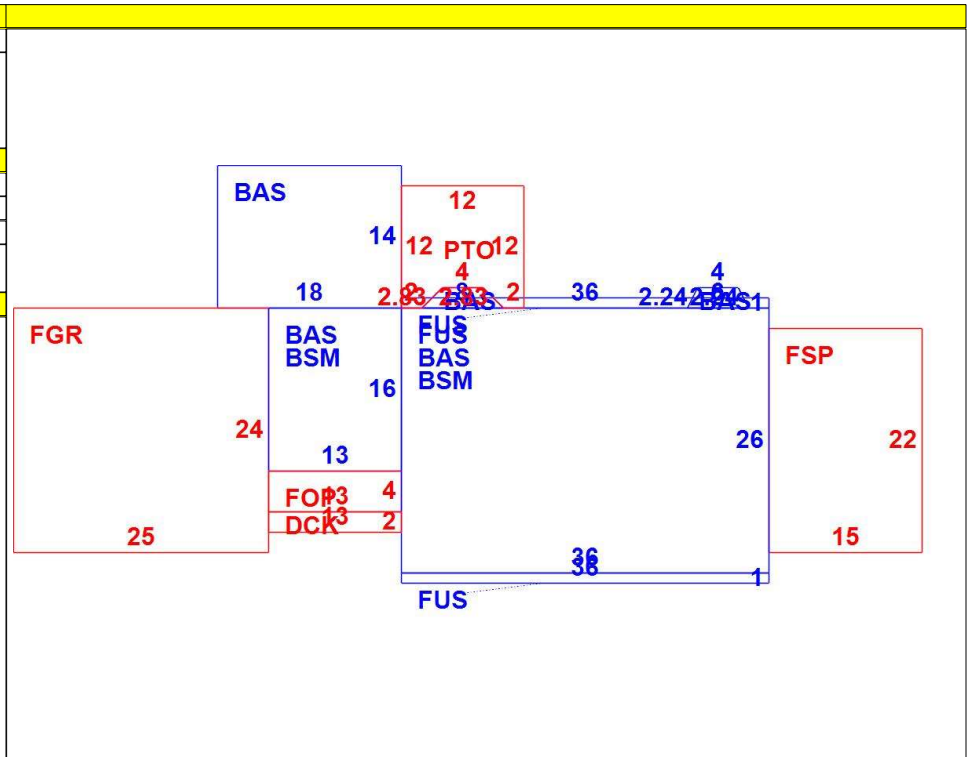
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
QPO-22-16	07-27-2022	MN	Maintenance	3,600		100	07-27-2022	REPLACE FRONT DOOR	12-01-2022	SJT	10		00	Measure & Listed
170-2018	05-08-2018	RM	Remodel	11,289		100	06-17-2019	REMODEL MASTER BEDROOM	04-12-2013	VGS			20	Field Review
2016-15	02-01-2016	MN	Maintenance	40,000		100		STRIP & REPLACE WOOD SIDI	04-26-2008	BSB		1	00	Measure & Listed
2015-219	07-15-2015	MS	Miscellaneous	25,000		100		INSTALL 20 SOLAR PANELS O						

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	0090	3.661		1.0000	32.04	1,281,400
1	1010	Single Family	RC	Undevelop	0.670	AC	2,000.00	1.00000	0	1.00	0090	3.661		1.0000	0.17	4,900
Total Card Land Units					1.59	AC	Parcel Total Land Area			1.59		Total Land Value				1,286,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1144	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
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	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	434				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1144				

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

COST / MARKET VALUATION				
Net Other Adj			606,508	
Replace Cost			42,558	
Year Built			1971	
Effective Year Built			1997	
Depreciation Code			G	
Remodel Rating				
Year Remodeled				
Depreciation %			24	
Functional Obsol				
External Obsol				
Trend Factor			1.000	
Condition				
Condition %				
Percent Good			76	
Cns Sect Rcnd			493,300	
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
SLR	Solar Panels	L	20	1050.00	2015	G	85	C	1.00	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,418	1,418	1,418	203.59	288,697
BSM	Basement	0	1,144	229	40.75	46,623
DCK	Deck	0	26	3	23.49	611
FGR	Garage	0	600	240	81.44	48,863
FOP	Open Porch	0	52	8	31.32	1,629
FSP	Screened Porch	0	330	66	40.72	13,437
FUS	Finished Upper Story	1,008	1,008	1,008	203.59	205,223
PTO	Patio	0	132	7	10.80	1,425
Ttl Gross Liv / Lease Area		2,426	4,710	2,979		606,508

