

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>		
KRAHMER, CHARLES H  47 LINDEN LN  DUXBURY MA 02332		0	Water	0	Private	0	Average	Description	Code		Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		1,386,300	1,386,300
				0	Light	0	Ocean Vw	RES LAND	1010		2,889,900	2,889,900
<b>SUPPLEMENTAL DATA</b>						RESIDNTL	1010	5,100	5,100			
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 5305 Total Acres .7 Chapter Lan GIS ID F_881323_2837429				Cyclical 9 Exemption W District Res Exem Assoc Pid#		Total		4,281,300	4,281,300			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
KRAHMER, CHARLES H	50975	318	04-05-2019	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
KRAHMER CHARLES H	46167	0115	10-19-2015	U	I	100	1A	2023	1010	1,048,500	2022	1010	957,100
KRAHMER CHARLES H TT	44294	0177	05-06-2014	U	I	1	1A		1010	2,522,000		1010	1,894,100
KRAHMER CHARLES H	44235	0203	04-16-2014	U	I	1	1A		1010	3,200		1010	3,200
KRAHMER CHARLES H TT	43713	0328	10-15-2013	Q	I	1,975,000	00	Total		3,573,700	Total		2,854,400
								Total		2,357,400	Total		2,357,400

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				APPRAISED VALUE SUMMARY						
Nbhd	Nbhd Name	B	Tracing	Batch						
0090										
NOTES				VISIT / CHANGE HISTORY						
				Date	Id	Type	Is	Cd	Purpose/Result	
				05-20-2020	SJT	5		20	Field Review	
				02-13-2020	SJT	5		30	Quality Control	
				05-16-2018	JLF	5		01	Measure - No Entry	
				05-02-2014	SJD	9		12	Property Estimated - No Ac	
				04-12-2013	VGS			20	Field Review	
				09-09-1999	BSB		1	00	Measure & Listed	
				Total Appraised Parcel Value				4,281,300		

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
BP-19-409	01-06-2020	AD		190,000		100		Construct a 480sf addition above	05-20-2020	SJT	5		20	Field Review
2017-34	02-01-2017	RM	Remodel	48,000	05-16-2018	100		REMODEL 3RD FLOOR WASTE	02-13-2020	SJT	5		30	Quality Control
2015-115	05-06-2015	RM	Remodel	13,600	05-16-2018	100		REMOVAL OF EXISTING 3RD F	05-16-2018	JLF	5		01	Measure - No Entry
2014-131	05-28-2014	NC	New Construct	59,388	05-16-2018	100		CONSTRUCT A 25 X 28 ATTAC	05-02-2014	SJD	9		12	Property Estimated - No Ac
13699	06-16-1995	RM	Remodel	3,000	06-05-1996	100		INSTALL 2 SKYLITES	04-12-2013	VGS			20	Field Review
12599	11-03-1992	MN	Maintenance	3,000	06-05-1996	100		REPLACE 2ND STY SHGL	09-09-1999	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	30,492	SF	10.90	1.00000	5	1.00	0090	3.661		V250,ES95	2.3750	94.78	2,889,900
Total Card Land Units					0.70	AC	Parcel Total Land Area					0.70	Total Land Value			2,889,900	

**CONSTRUCTION DETAIL**      **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1740	
Model	01	Residential	Bsmt Type	04	
Grade	10	Custom +	Unfin Area	0.00	Full
Stories	2.65				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		1,543,279
Interior Floor 2			Replace Cost		50,225
Heat Fuel	02	Oil	Year Built		1,593,505
Heat Type	04	Forced Air-Duc	Effective Year Built		1908
AC Type	03	Central	Depreciation Code		2008
Bedrooms	7		Remodel Rating		R
Full Baths	5		Year Remodeled		
Half Baths	0		Depreciation %		13
Extra Fixtures	2		Functional Obsol		
Total Rooms	13		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		87
Fireplaces	1		Percent Good		
Extra Openings	1		Cns Sect Rcnld		1,386,300
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1740		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
SHD1	Shed	L	150	21.00	1990	A	70	C	1.00	2,200
WDK	Deck	L	198	21.00	2012	A	70	C	1.00	2,900

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,064	2,064	2,064	250.82	517,687
BSM	Basement	0	1,740	348	50.16	87,284
FGR	Garage	0	700	280	100.33	70,229
FHS	Finished Half Story	750	1,500	750	125.41	188,113
FOP	Open Porch	0	1,017	153	37.73	38,375
FSP	Screened Porch	0	336	67	50.01	16,805
FUS	Finished Upper Story	1,966	1,966	1,966	250.82	493,107
TQS	Three Quarter Story	525	700	525	188.11	131,679
Ttl Gross Liv / Lease Area		5,305	10,023	6,153		1,543,279

