

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FRAZIER KELLY			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
71 MARSHALL ST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	417,200	417,200
DUXBURY MA 02332		SUPPLEMENTAL DATA			0 Medium	RES LAND	1010	1,219,100	1,219,100
Alt Prcl ID		Cyclical 9				RESIDNTL	1010	59,300	59,300
Scnd Home		Exemption							
Tax Class T		W							
Tot Fin Area 2168		District							
Total Acres .71		Res Exem							
Chapter Lan									
GIS ID F_879953_2832058		Assoc Pid#							
							Total	1,695,600	1,695,600

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FRAZIER KELLY	LCC	128593	05-31-2019	U	I	900,000	1	Year	Code	Assessed	Year	Code	Assessed
LAVOIE JOHN J	LCC	116556	09-29-2011	Q	I	695,000	00	2023	1010	314,300	2022	1010	252,300
HANDY RLTY TRUST	LCC	91850	08-06-1997	U	I	100	1A		1010	1,064,300	2021	1010	726,700
							Total	1,378,600	Total	979,000	Total	855,900	

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0090				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	417,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	59,300
Appraised Land Value (Bldg)	1,219,100
Special Land Value	0
Total Appraised Parcel Value	1,695,600
Valuation Method	C
Total Appraised Parcel Value	1,695,600

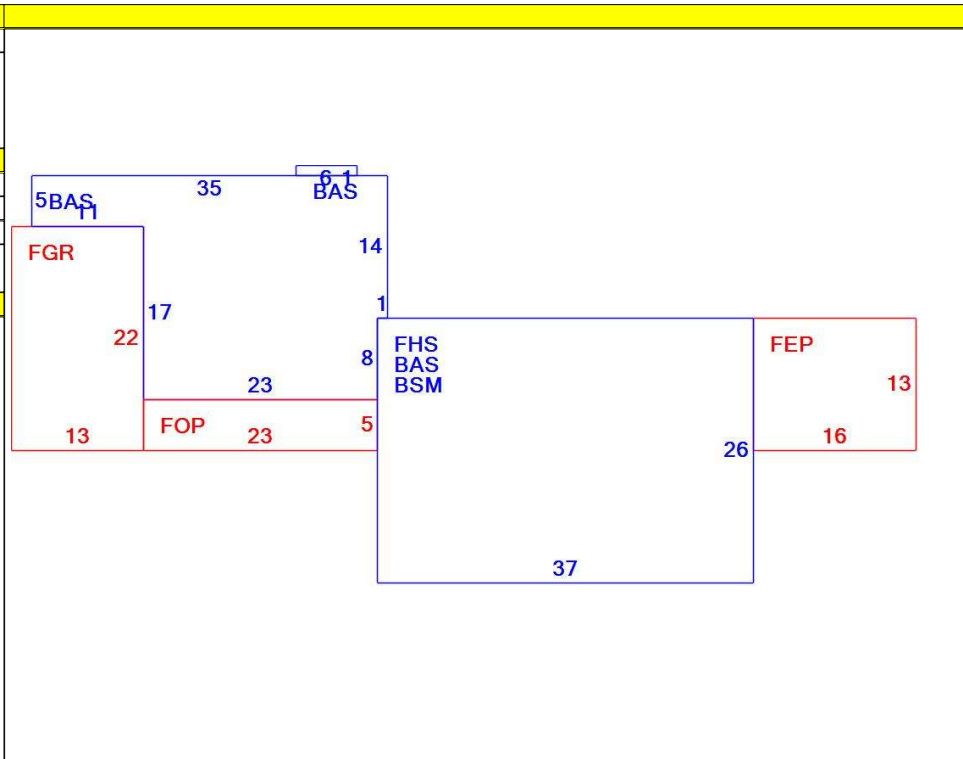
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
BPO-21-437	04-08-2022	NC	New Construct	60,000	04-05-2023	100		14X28 INGRND GUNITE POOL	04-05-2023	SJT	5		20	Field Review
BPO-22-105	03-22-2022	RM	Remodel	94,000		100	09-08-2022	KITCH,1ST FL BATHRM,FAM R	05-12-2020	SJD	9		20	Field Review
BPO-21-216	05-13-2021	BP	Bldg Permit	43,000		100	05-12-2022	Finish 470sf of exising basement.	08-05-2013	BH			01	Measure - No Entry
QPO-20-14	11-04-2020	MN	Maintenance	5,000		100		Remove/Replace 14 square of as	04-12-2013	VGS			20	Field Review
2012-278	10-22-2012	NC	New Construct	35,000	08-05-2013	100		INSTALL A 16X32 FIBERGLASS	07-07-2011	KP		1	01	Measure - No Entry
158	12-19-2008	MN	Maintenance	1,500	08-05-2013	100		RE ROOF 10 SQUARES						

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	30,928	SF	10.77	1.00000	5	1.00	0090	3.661		1.0000	39.42	1,219,100
Total Card Land Units					0.71	AC	Parcel Total Land Area					0.71	Total Land Value			1,219,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	962	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.65				
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	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	01	None			
Bedrooms	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	470				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	962				

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

COST / MARKET VALUATION				
Net Other Adj			564,006	
Replace Cost			40,673	
Year Built			604,678	
Effective Year Built			1950	
Depreciation Code			1990	
Remodel Rating			A	
Year Remodeled				
Depreciation %			31	
Functional Obsol				
External Obsol				
Trend Factor			1.000	
Condition				
Condition %				
Percent Good			69	
Cns Sect Rcnd			417,200	
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
SPL2	Ing Pool-Good	L	392	89.00	2022	G	85	A	2.00	59,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,543	1,543	1,543	228.16	352,047
BSM	Basement	0	962	192	45.54	43,806
FEP	Finished Enclosed Porch	0	208	125	137.11	28,520
FGR	Garage	0	286	114	90.94	26,010
FHS	Finished Half Story	481	962	481	114.08	109,744
FOP	Open Porch	0	115	17	33.73	3,879
Ttl Gross Liv / Lease Area		2,024	4,076	2,472		564,006

