

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FRAIN BARBARA 0			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
PO BOX 64			0 No Sewer	0 Paved	0 Average	RESIDENTL	1020	235,000	235,000
DUXBURY MA 02331		<b>SUPPLEMENTAL DATA</b>							
Alt Prcl ID 082/200.0-0771-0039.		Cyclical 7							
Scnd Hom LEASED		Exemption W							
Tax Class T		District							
Tot Fin Are 705		Res Exem							
Total Acres 0		Assoc Pid#							
Chapter La									
GIS ID F_877864_2834124									
							Total	235,000	235,000

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
WATERMARK RENTAL HOLDINGS LLC		57224	251	09-12-2022	U	I	190,000	1	Year	Code	Assessed	Year	Code	Assessed
FRAIN BARBARA 0		13230	0156	10-28-1994	Q	I	58,900	00	2023	1020	222,800	2022	1020	187,000
							Total		222,800	Total		187,000	Total	187,000

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 235,000			
			Total	0.00					Appraised Xf (B) Value (Bldg) 0			

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			Batch

NOTES				VISIT / CHANGE HISTORY					
UNIT 5 PLAN BOOK 35 PAGE 969				Date	Id	Type	Is	Cd	Purpose/Result
				04-11-2023	SJD	9		01	Measure - No Entry
				07-06-2013	SJD	3		30	Quality Control
								Total Appraised Parcel Value	235,000
								Valuation Method	C
								Total Appraised Parcel Value	235,000

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-21-12	06-02-2021	MN	Maintenance	2,210		100	06-02-2021	Replace door	04-11-2023	SJD	9		01	Measure - No Entry
2017-241	11-16-2017	MN	Maintenance	2,494		100		REPLACE 5 WINDOWS	07-06-2013	SJD	3		30	Quality Control

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	1020	Condo			0.000 AC	0.00	1.00000	0	1.00	0000	1.000		0.0000	0	0	
Total Card Land Units					0.00 AC	Parcel Total Land Area					0.00	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	55	Condominium	AMENITY 1		
Model	05	Res Condo	Amenity 2		
Grade	03	Average	Amenity 3		
Stories	1				
Occupancy			<b>CONDO DATA</b>		
Interior Wall 1	05	Drywall	Parcel Id	8014	C   8014   Owne
Interior Wall 2				25 Bay Rd	B   1   S   1
Interior Floor 1	12	Hardwood	Adjust Type	Code	Description
Interior Floor 2			Condo Flr	B1	1 Bedroom
Heat Fuel	03	Gas	Condo Unit	2A	2A
Heat Type	05	Hot Water			Factor%
AC Type	03	Central			135
CNS Bedrooms	1				100
Full Baths	1		<b>COST / MARKET VALUATION</b>		
Half Baths	0		Net Other Adj		309,220
Extra Fixtures	0		Replace Cost		0
Total Rooms	4		Year Built		309,224
Bath Style	02	Average	Effective Year Built		1989
Kitchen Style	02	Average	Depreciation Code		1997
Kitchen Type	3	One Person	Remodel Rating		A
Kitchen Func	2		Year Remodeled		24
Parking Class	2	Common	Depreciation %		
SF Basement	0		Functional Obsol		
Bsmt Garage	0		External Obsol		
Fireplaces	0		Trend Factor		1.000
Part Bedroom	0		Condition		
FBM Quality			Condition %		
SF Fin Bsmt	0		Percent Good		76
Extra Openings	0		Cns Sect Rcnd		235,000
Gas Fireplace	0		Dep % Ovr		
Parking	2		Dep Ovr Comment		
AMENITY 1			Misc Imp Ovr		
Amenity 2			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

<b>FUS (705 sf)</b>	
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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
FUS	Finished Upper Story	705	705	705	438.61	309,220
Ttl Gross Liv / Lease Area		705	705	705		309,220

