

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
FRANKE KURT D AND LYELL E TRUS CRESCENT ST NOMINEE REALTY T PO BOX 2312 DUXBURY MA 02331			0	Water	0	Two-Way	0	Excellent	Description	Code		Appraised	Assessed
			0	Septic	0	Paved	0	Average	RESIDNTL	1090		1,018,500	1,018,500
			SUPPLEMENTAL DATA			0	Medium			RES LAND		1090	2,589,600
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4556 Total Acres 1.288 Chapter Lan GIS ID F_877378_2831234				Cyclical Exemption W District Res Exem	9 W			RESIDNTL	1090	127,600	127,600		
									Total		3,735,700	3,735,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FRANKE KURT D AND LYELL E TRUSTE	51718	159	09-30-2019	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
FRANKE KURT D	51692	77	09-25-2019	U	I	1	1A	2023	1090	867,800	2022	1090	772,400	2021	1090	680,600
FRANKE KURT D & LYELL E TT	45388	0230	03-31-2015	U	I	1	1A		1090	3,376,800		1090	2,868,000		1090	1,940,600
FRANKE KURT D	4420	0269	03-20-1978	U	I	43,500	1		1090	77,800		1090	77,800		1090	77,800
								Total		4,322,400	Total		3,718,200	Total		2,699,000

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				APPROAISED VALUE SUMMARY											
Nbhd	Nbhd Name	B	Tracing	Batch											
0090															
NOTES												APPROAISED VALUE SUMMARY			
												Appraised Bldg. Value (Card)	1,018,500		
												Appraised Xf (B) Value (Bldg)	0		
												Appraised Ob (B) Value (Bldg)	127,600		
												Appraised Land Value (Bldg)	2,589,600		
												Special Land Value	0		
												Total Appraised Parcel Value	3,735,700		
												Valuation Method	C		
												Total Appraised Parcel Value	3,735,700		

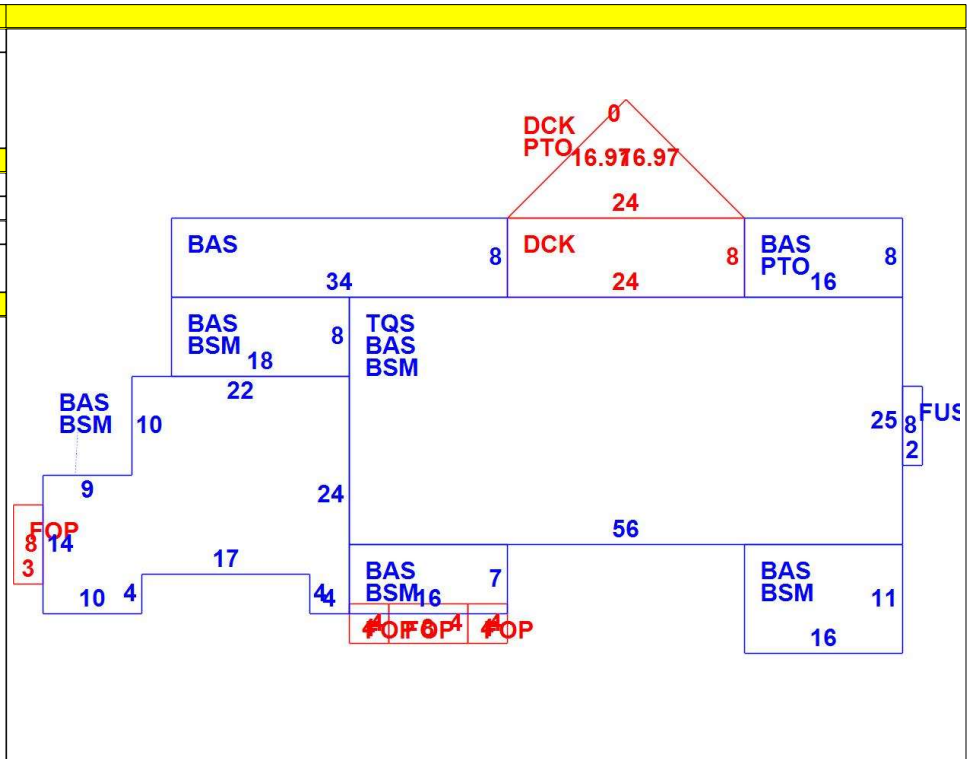
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
BPO-20-90	06-22-2020	MN	Maintenance	77,265	02-03-2021	100	09-08-2020	Remove/replace roof-Expedited		03-09-2021	SJT	5		12	Property Est. - No Access
98	08-25-2009	MN	Maintenance	20,000		100		STRIP REROOF		02-03-2021	SJT	5		20	Field Review
73	03-10-2008	RM	Remodel	20,000		100		BATH,SKYLIGHT,WINDOW		04-12-2013	VGS			20	Field Review
13974	03-19-1996	NC	New Construct	70,000	06-23-1997	100		21X24KITCH 13X24 ADD		10-03-2011	KP		4	01	Measure - No Entry
13630	04-25-1995	RM	Remodel	6,000	10-17-1995	100		RMV SKYLITES & DORMR							
11904	05-21-1991	MN	Maintenance	8,000	10-17-1995	100		STRIP & RESHINGLE							

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	1090	Multi Houses	RC	Primary	40,000	SF	8.75	1.00000	5	1.00	0090	3.661	W200	2.0000	64.07	2,562,800
1	1090	Multi Houses	RC	Residual	0.200	AC	35,000.00	1.00000	5	1.00	0090	3.661		1.0000	2.94	25,600
1	1090	Multi Houses	WP	Undevelop	0.170	AC	2,000.00	1.00000	0	1.00	0090	3.661		1.0000	0.16	1,200
Total Card Land Units					1.29	AC	Parcel Total Land Area					1.29	Total Land Value			2,589,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	2418	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	10	Wood Shingle			
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	4				
Half Baths	1				
Extra Fixtures	4				
Total Rooms	10				
Bath Style	02	Average			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1400				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	2418				

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

COST / MARKET VALUATION	
Net Other Adj	763,450
Replace Cost	111,300
Year Built	874,749
Effective Year Built	1979
Depreciation Code	2008
Remodel Rating	E
Year Remodeled	
Depreciation %	13
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Percent Good	87
Cns Sect Rcnd	761,000
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

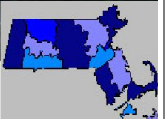


OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
WDK	Deck	L	500	21.00	1990	A	70	B	1.50	11,000
CABN	Cabin	L	192	76.00	1990	A	70	B	1.50	15,300
SPL3	Ing Hot Tub	L	32	72.00	1982	A	70	B	1.50	2,400
SHD1	Shed	L	168	21.00	1988	A	70	B	1.50	3,700
SHD1	Shed	L	120	21.00	1980	A	70	B	1.50	2,600
SPL2	Ing Pool-Good	L	840	89.00	1990	A	70	B	1.50	78,500
PTO	Patio	L	144	15.00	1996	A	70	C	1.00	1,500
DCK	Dock	L	400	45.00	2000	A	70	C	1.00	12,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,818	2,818	2,818	172.38	485,753
BSM	Basement	0	2,418	484	34.50	83,430
DCK	Deck	0	336	34	17.44	5,861
FOP	Open Porch	0	88	13	25.46	2,241
FUS	Finished Upper Story	16	16	16	172.38	2,758
PTO	Patio	0	272	14	8.87	2,413
TQS	Three Quarter Story	1,050	1,400	1,050	129.28	180,994
Ttl Gross Liv / Lease Area		3,884	7,348	4,429		763,450



168 CRESCENT ST



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		SUPPLEMENTAL DATA		Alt Prcl ID		Cyclical 9		RES LAND	1090	2,589,600	2,589,600					
		Scnd Home		Exemption W		RESIDNTL	1090	127,600	127,600							
		Tax Class T		District W		Total		3,735,700	3,735,700							
		Tot Fin Area 4556		Res Exem												
		Total Acres 1.288		Assoc Pid#												
		Chapter Lan														
		GIS ID F_877378_2831234														
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Total Card Land Units					0.00	AC	Parcel Total Land Area			1.29	Total Land Value					0

