

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
BURNS, FRANCES M			0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
48 MAYFLOWER AVE			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	197,600	197,600	
DUXBURY MA 02332			<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	1,013,100	1,013,100			
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1514 Total Acres .34 Chapter Lan GIS ID F_880467_2828946			Cyclical 9 Exemption W District Res Exem Assoc Pid#				RESIDNTL	1010	13,800	13,800			
										Total	1,224,500	1,224,500	

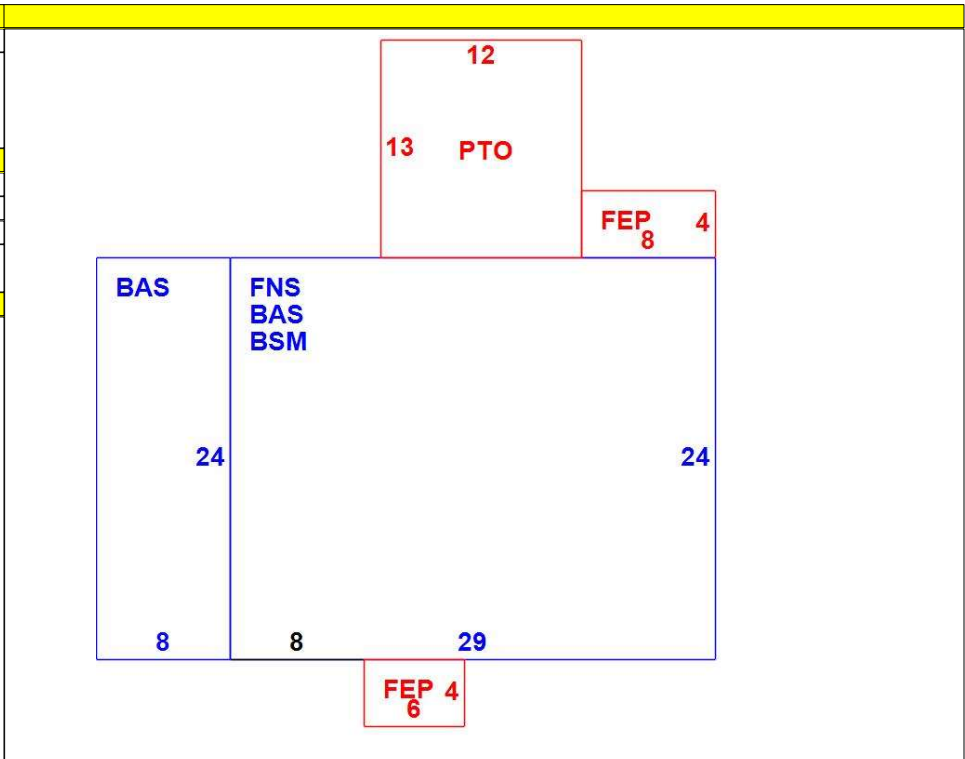
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
BURNS, FRANCES M			6076 0256	05-01-1985	Q	I	1	00	Year	Code	Assessed	Year	Code	Assessed	
									2023	1010	157,200	2022	1010	146,800	
										1010	1,156,400		1010	1,060,500	
										1010	9,900		1010	9,900	
										Total	1,323,500	Total	1,217,200	Total	758,700

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) 197,600			
			Total	0.00					Appraised Xf (B) Value (Bldg) 0			
<b>ASSESSING NEIGHBORHOOD</b>							Appraised Ob (B) Value (Bldg) 13,800					
Nbhd	Nbhd Name		B		Tracing		Batch		Appraised Land Value (Bldg) 1,013,100			
0100									Special Land Value 0			
<b>NOTES</b>							Total Appraised Parcel Value 1,224,500					
							Valuation Method C					
							Total Appraised Parcel Value 1,224,500					

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
2018-426	11-20-2018	DM	Demolish	3,000	01-28-2020	100		DEMO GARAGE AND REPLACE	01-28-2020	SJT	5		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									11-06-2006	KP		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	14,810 SF	19.44	1.00000	5	1.00	0100	3.519		1.0000	68.41	1,013,100	
					Total Card Land Units	0.34 AC	Parcel Total Land Area					0.34	Total Land Value			1,013,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	696	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1.9				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			281,980
Interior Floor 2			Net Other Adj		13,000
Heat Fuel	03	Gas	Replace Cost		294,980
Heat Type	04	Forced Air-Duc	Year Built		1924
AC Type	06	Partial	Effective Year Built		1988
Bedrooms	4		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		33
Total Rooms	7		Functional Obsol		
Bath Style	01	Old Style	External Obsol		
Kitchen Style	01	Old Style	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		67
Gas Fireplaces	0		Cns Sect Rcnld		197,600
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	696		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
SHD1	Shed	L	224	21.00	2018	A	70	C	1.00	3,300
GNR	GENERATOR	L	1	12400.00	2019	G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	888	888	888	166.36	147,728
BSM	Basement	0	696	139	33.22	23,124
FEP	Finished Enclosed Porch	0	56	34	101.00	5,656
FNS	Finished 90% Story	626	696	626	149.63	104,141
PTO	Patio	0	156	8	8.53	1,331
Ttl Gross Liv / Lease Area		1,514	2,492	1,695		281,980

