

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
GRAHAM JOHN F			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
GRAHAM KATHLEEN M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	677,900	677,900
196 KEENE ST				0 Medium		RES LAND	1010	350,700	350,700
			SUPPLEMENTAL DATA			RESIDNTL	1010	26,200	26,200
DUXBURY MA 02332			Alt Prcl ID	Cyclical	1				
			Scnd Home	Exemption					
			Tax Class T	W					
			Tot Fin Area 3068	District					
			Total Acres .92	Res Exem					
			Chapter Lan						
			GIS ID F_856529_2847746	Assoc Pid#					
						Total		1,054,800	1,054,800

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GRAHAM JOHN F		11231 0310	09-01-1992	Q	I	160,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	484,300	2022	1010	403,400
									1010	364,700		1010	300,600
									1010	21,300		1010	21,300
								Total		870,300	Total		725,300
								Total			Total		656,900

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
0050			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	677,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	26,200
Appraised Land Value (Bldg)	350,700
Special Land Value	0
Total Appraised Parcel Value	1,054,800
Valuation Method	C
Total Appraised Parcel Value	1,054,800

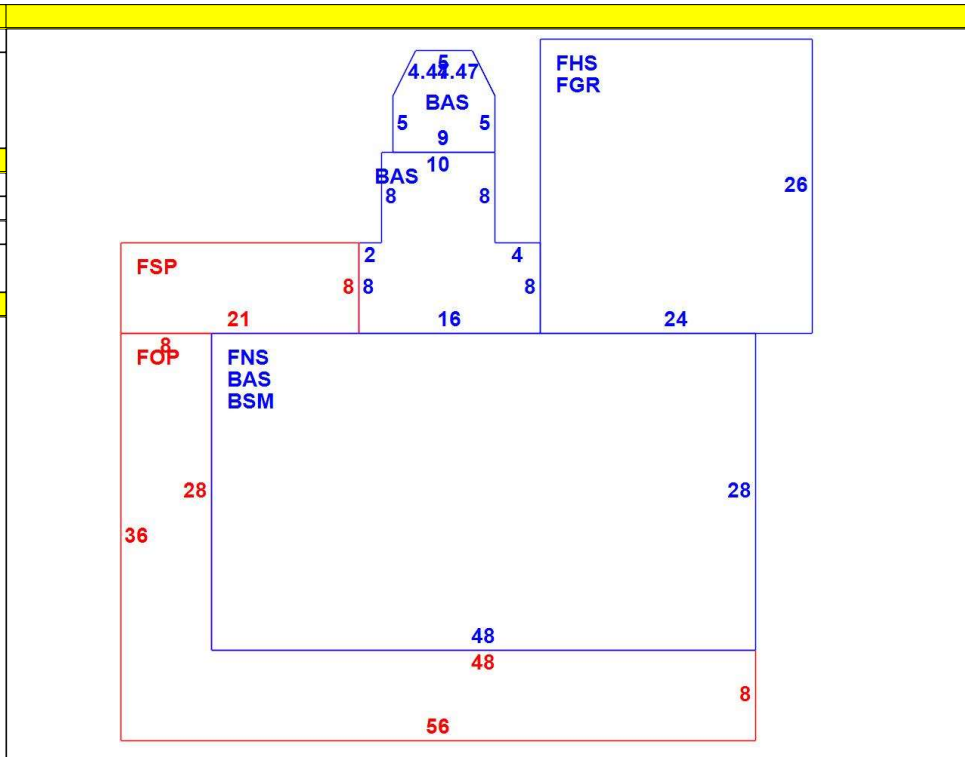
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
94	03-24-2006	DM	Demolish	10,000		100		EXISTING DWELLING	10-13-2022	SJT	10		01	Measure - No Entry
418	09-08-2005	NC	New Construct	300,000		100		SIN FAM MODULAR HOME	04-12-2013	VGS			20	Field Review
									05-18-2006	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	40,075 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,700
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			350,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1344	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.85				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
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	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
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	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1344				

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

COST / MARKET VALUATION	
Net Other Adj	711,795
Replace Cost	25,090
Year Built	736,884
Effective Year Built	2005
Depreciation Code	2013
Remodel Rating	E
Year Remodeled	
Depreciation %	8
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	92
Cns Sect Rcnld	677,900
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	196	21.00	1990	A	70	C	1.00	2,900
FGR1	Garage - 1 Sto	L	704	52.00	1980	P	35	C	1.00	12,800
GNR	GENERATOR	L	1	12400.00	2022	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	1,625	1,625	1,625	187.27	304,306
BSM	Basement	0	1,344	269	37.48	50,374
FGR	Garage	0	624	250	75.03	46,816
FHS	Finished Half Story	312	624	312	93.63	58,427
FNS	Finished 90% Story	1,210	1,344	1,210	168.59	226,591
FOP	Open Porch	0	672	101	28.15	18,914
FSP	Screened Porch	0	168	34	37.90	6,367
Ttl Gross Liv / Lease Area		3,147	6,401	3,801		711,795

