

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CARLIN ROBIN A			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
CARLIN STEVEN			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	687,600	687,600
97 PARMENTER RD		SUPPLEMENTAL DATA				RES LAND	1010	626,300	626,300
FRAMINGHAM MA 01701		Alt Prcl ID Scnd Home 500316 Tax Class T Tot Fin Area 1040 Total Acres .33 Chapter Lan GIS ID F_887096_2848715				RESIDNTL	1010	3,100	3,100
				Cyclical Exemption W District Res Exem	8				
				Assoc Pid#					
							Total	1,317,000	1,317,000

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CARLIN ROBIN A	LCC	133708	04-12-2022	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
CARLIN ROBIN A TT	LCC	113199	04-17-2009	U	I	300,000	1A	2023	1010	526,900	2022	1010	137,000
									1010	507,100		1010	433,000
									1010	2,100		1010	2,100
								Total	1,036,100	Total	572,100	Total	395,100

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
0120				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	687,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	3,100
Appraised Land Value (Bldg)	626,300
Special Land Value	0
Total Appraised Parcel Value	1,317,000
Valuation Method	C
Total Appraised Parcel Value	1,317,000

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
BPO-21-38	02-22-2021	NC	New Construct	455,000	05-11-2021	100	01-13-2022	Construction of a new SF with 3 Demolish Existing Dwelling	05-26-2021	SJT	5		20	Field Review
BPO-21-36	02-04-2021	DM	Demolish	10,000	04-06-2021	100			05-11-2021	SJT	5		05	Measure - Under Construct
									04-06-2021	SJT	5		12	Property Est. - No Access
									04-12-2013	VGS			20	Field Review
									09-13-2008	BSB			01	Measure - No Entry

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	14,375 SF	19.89	1.00000	5	1.00	0120	2.096		V110,ES95	1.0450	43.57	626,300	
Total Card Land Units					0.33 AC	Parcel Total Land Area					0.33	Total Land Value					626,300

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	0	
Model	01	Residential	Bsmt Type	06	
Grade	08	Excellent	Unfin Area	0.00	None
Stories	2.5				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		666,006
Interior Floor 2			Replace Cost		28,525
Heat Fuel	03	Gas	Year Built		694,531
Heat Type	05	Hot Water	Effective Year Built		2021
AC Type	03	Central	Depreciation Code		2020
Bedrooms	3		Remodel Rating		A
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %	1	
Extra Fixtures	1		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	03	Modern	Trend Factor	1.000	
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good	99	
Extra Openings	0		Cns Sect Rcnld		687,600
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	01	Posts Piers	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	0		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	210	21.00	1980	A	70	C	1.00	3,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	960	960	960	280.07	268,867
BSM	Basement	0	240	48	56.01	13,443
DCK	Deck	0	40	4	28.01	1,120
FOP	Open Porch	0	668	100	41.93	28,007
FUS	Finished Upper Story	960	960	960	280.07	268,867
PRS	Piers	0	720	0	0.00	0
TDK	Trex Deck	0	360	36	28.01	10,083
TQS	Three Quarter Story	270	360	270	210.05	75,619
Ttl Gross Liv / Lease Area		2,190	4,308	2,378		666,006

