

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT										
WEBSTER ISLAND IMPROVE ASSC 20 BRANDYWINE RD FRANKLIN MA 02038		0	Water	0	Two-Way	0	Average	Description		Code	Appraised	Assessed								
		0	No Sewer	0	Paved	0	Average	RES LAND		1060	8,800	8,800								
		0	Light	0		0		RESIDENTL		1060	43,100	43,100								
SUPPLEMENTAL DATA																				
Alt Prcl ID				Cyclical				8												
Scnd Home				Exemption																
Tax Class T				W																
Tot Fin Area 0				District SEAWALL 2																
Total Acres .12				Res Exem																
Chapter Lan																				
GIS ID F_887021_2851930				Assoc Pid#																
										Total		51,900		51,900						
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)									
WEBSTER ISLAND IMPROVE ASSC			1151 0056		01-01-2001	U	I	0		1	Year		Code	Assessed	Year	Code	Assessed			
		2023	1060	7,100	2022	1060	6,000	2021	1060	4,700										
			1060	23,200		1060	23,200		1060	23,200										
										Total		30,300		Total		29,200		Total		27,900
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description		Amount		Code	Description												Number	Amount
Total				0.00																
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY								
Nbhd		Nbhd Name			B		Tracing			Batch										
0120																				
NOTES																				
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	
														01-01-2018	AO	3		99	Vacant Land	
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	1060	Vacant W/ Ob		RC	Residual	0.120 AC	35,000.00	1.00000	5	1.00	0120	2.096	RESTRICTIONS ON PROPERTY				1.0000	1.68	8,800	
Total Card Land Units						0.12	AC	Parcel Total Land Area				0.12		Total Land Value				8,800		

VISION

905
DUXBURY, MA

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description					
Style	94	Outbuildings	Bsmt Area							
Model	00	Vacant	Bsmt Type							
Grade			Unfin Area							
Stories			CONDO DATA							
Occupancy			Parcel Id	C	Own					
Exterior Wall 1				B	S					
Exterior Wall 2			Adjust Type	Code	Description					
Roof Structure			Condo Flr		Factor%					
Roof Cover			Condo Unit							
Interior Wall 1			COST / MARKET VALUATION							
Interior Wall 2					0					
Interior Floor 1			Net Other Adj							
Interior Floor 2			Replace Cost							
Heat Fuel			Year Built							
Heat Type			Effective Year Built		0					
AC Type			Depreciation Code							
Bedrooms			Remodel Rating							
Full Baths			Year Remodeled							
Half Baths			Depreciation %							
Extra Fixtures			Functional Obsol							
Total Rooms			External Obsol							
Bath Style			Trend Factor		1.000					
Kitchen Style			Condition							
Extra Kitchens			Condition %							
Fireplaces			Percent Good							
Extra Openings			Cns Sect Rcnd							
Gas Fireplaces			Dep % Ovr							
Sq Ft Fin Bsmt			Dep Ovr Comment							
FBM Quality			Misc Imp Ovr							
Foundation			Misc Imp Ovr Comment							
Bsmt Garage			Cost to Cure Ovr							
Bsmt Area			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
TEN	Tennis Court	L	1	48500.00	1980	A	70	C	1.00	34,000
FN1	Fence - Chain	L	360	24.00	1980	A	70	B	1.50	9,100
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area		0	0	0		0				

No Sketch

