

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
KOUBLE FRANK R			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
KOUBLE LORI S			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	211,700	211,700
924 FRANKLIN ST		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	350,700	350,700	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1184 Total Acres .92 Chapter Lan			Cyclical 1 Exemption W District Res Exem	RESIDNTL	1010	3,000	3,000
GIS ID F_859673_2846165		Assoc Pid#			Total		565,400	565,400	

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
KOUBLE FRANK R JR & LORI S TT		58086 233	07-11-2023	U	I	195,000	1A	Year	Code	Assessed	Year	Code	Assessed
KOUBLE FRANK R		15938 0251	02-27-1998	Q	I	1	00	2023	1010	210,600	2022	1010	172,400
IVANOF DELIA		13517 0121	04-10-1995	U	I	1	1F		1010	364,700		1010	300,600
IVANOF MARIKA		13517 0119	04-05-1995	U	I	1	1F		1010	2,000		1010	2,000
Total								577,300		Total		475,000	
								Total		Total		403,500	

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
0050				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	211,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	3,000
Appraised Land Value (Bldg)	350,700
Special Land Value	0
Total Appraised Parcel Value	565,400
Valuation Method	C
Total Appraised Parcel Value	565,400

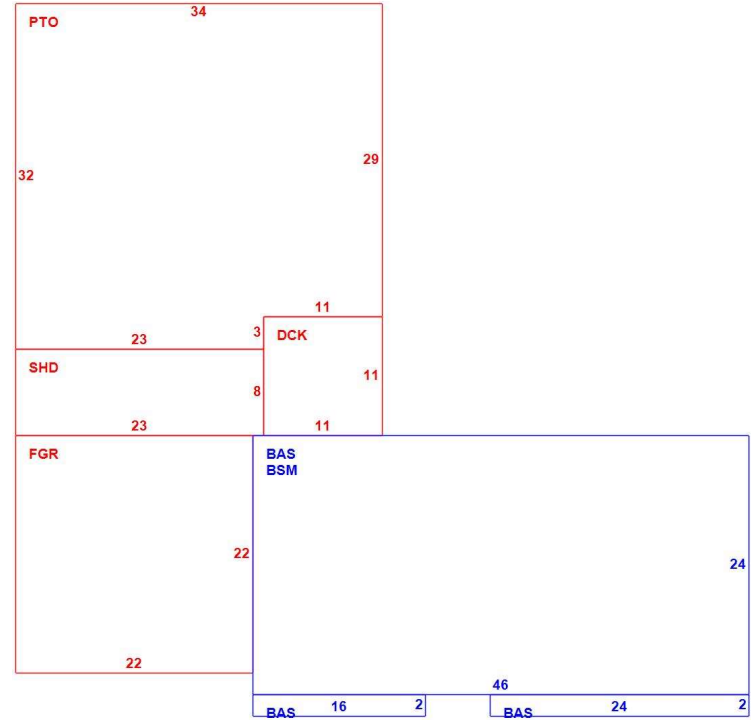
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
10	08-10-2011	NC	New Construct	3,500	06-12-2012	100		12X14 ACCESSORY BLDG	10-19-2018	JLF	10	1	00	Measure & Listed
18	12-08-2009	MS	Miscellaneous	5,500		100		WOOD STOVE	04-12-2013	VGS			20	Field Review
20010180	05-15-2001	RM	Remodel	20,000	07-13-2002	100		GENERAL RM	07-13-2002	KP		1	00	Measure & Listed
14485	05-21-1997	NC	New Construct	2,000	06-15-1998	100		8 HIGH FENCE						

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	08	Raised Ranch	Bsmt Area	1104	
Model	01	Residential	Bsmt Type	03	
Grade	03	Average	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	04	Hip			
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	01	None			
Bedrooms	3				
Full Baths	1				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	628				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1104				

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

COST / MARKET VALUATION	
Net Other Adj	271,227
Replace Cost	27,000
Year Built	298,227
Effective Year Built	1974
Depreciation Code	1992
Remodel Rating	A
Year Remodeled	
Depreciation %	29
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	71
Cns Sect Rcnld	211,700
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
SHD1	Shed	L	168	21.00	2011	G	85	C	1.00	3,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,184	1,184	1,184	156.96	185,841
BSM	Basement	0	1,104	221	31.42	34,688
DCK	Deck	0	121	12	15.57	1,884
FGR	Garage	0	484	194	62.91	30,450
PTO	Patio	0	1,055	53	7.89	8,319
SHD	Attached Shed	0	184	64	54.59	10,045
Ttl Gross Liv / Lease Area		1,184	4,132	1,728		271,227

