

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
DOUGHTY SCOTT C			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
DOUGHTY CATHERINE A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	262,400	262,400
904 FRANKLIN ST		SUPPLEMENTAL DATA			RES LAND	1010	383,800	383,800	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1998 Total Acres 1.878 Chapter Lan GIS ID F_859825_2846407			Cyclical 1 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	47,700	47,700
							Total	693,900	693,900

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
DOUGHTY SCOTT C		5516 140	11-29-1983	Q	I	65,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	199,200	2022	1010	165,900
									1010	399,100		1010	328,800
									1010	29,300		1010	29,300
							Total	627,600	Total	524,000	Total	468,200	

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	262,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	47,700
Appraised Land Value (Bldg)	383,800
Special Land Value	0
Total Appraised Parcel Value	693,900
Valuation Method	C
Total Appraised Parcel Value	693,900

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

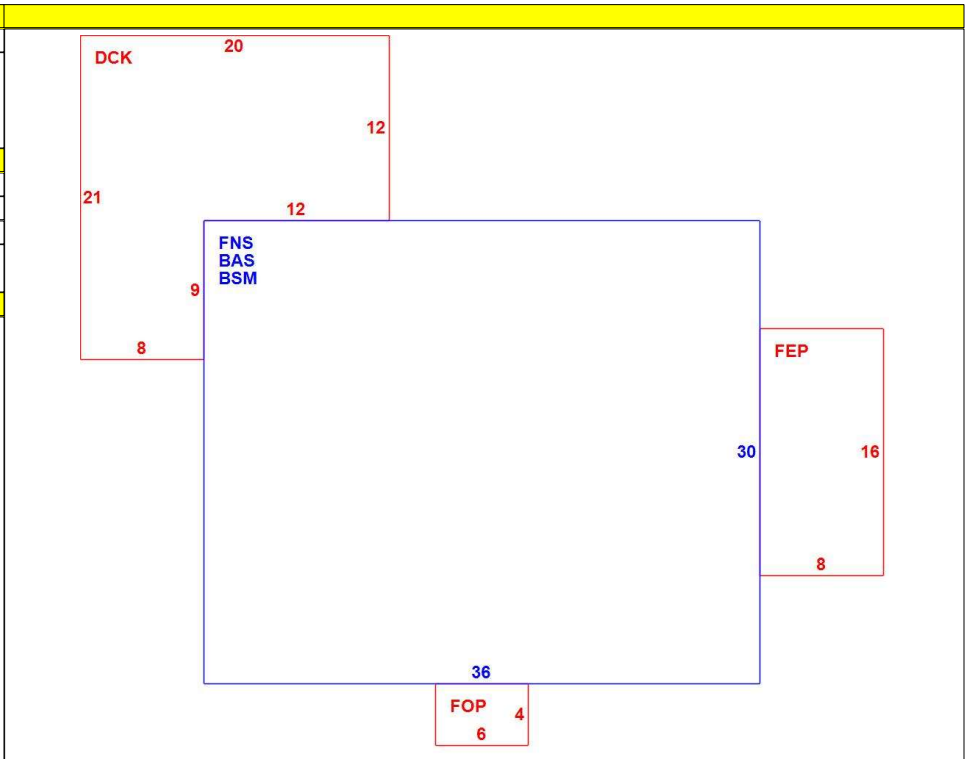
NOTES												

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
15256	12-18-1998	AD	Addition	1,000		100		RAILNG&STAIRS BYPOOL	10-27-2022	SJT	10		07	Measure - Info @ Door
15063	08-11-1998	NC	New Construct	14,000	06-18-1999	100		18X36 VNYL POOL/FNCE	04-12-2013	VGS			20	Field Review
12335	05-20-1992	RM	Remodel		01-25-1993	100		SHED DORMER 15X34	08-16-2007	BSB		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	40,000 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.965 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	33,800
Total Card Land Units					1.88 AC	Parcel Total Land Area					1.88	Total Land Value			383,800

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1080	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1.85				
Occupancy	1		CONDO DATA		
Exterior Wall 1	07	Asbest Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			367,353
Interior Floor 2			Net Other Adj		13,000
Heat Fuel	02	Oil	Replace Cost		380,353
Heat Type	06	Steam	Year Built		1948
AC Type	01	None	Effective Year Built		1990
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		31
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		69
Gas Fireplaces	0		Cns Sect Rcnd		262,400
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1080		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
FGR1	Garage - 1 Sto	L	480	52.00	1980	A	70	C	1.00	17,500
SPL1	Ing Pool - Ave	L	648	64.00	1998	A	70	C	1.00	29,000
PTO	Patio	L	112	15.00	2015	A	70	C	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,080	1,080	1,080	154.35	166,698
BSM	Basement	0	1,080	216	30.87	33,340
DCK	Deck	0	312	31	15.34	4,785
FEP	Finished Enclosed Porch	0	128	77	92.85	11,885
FNS	Finished 90% Story	972	1,080	972	138.92	150,028
FOP	Open Porch	0	24	4	25.73	617
Ttl Gross Liv / Lease Area		2,052	3,704	2,380		367,353

