

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
DEMIDOV ANDREY A		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed
DEMIDOVA TATIANA E		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	210,500	210,500
1110 FRANKLIN ST				0	Medium			RES LAND	1010	351,100	351,100
SUPPLEMENTAL DATA								RESIDNTL	1010	21,900	21,900
DUXBURY MA 02332	Alt Prcl ID	Scnd Home		Cyclical Exemption		1					
	Tax Class	T		W							
	Tot Fin Area	1182		District							
	Total Acres	.948		Res Exem							
	Chapter Lan										
	GIS ID	F_857892_2844214		Assoc Pid#							
								Total		583,500	583,500

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
DEMIDOV ANDREY A	16998	0317	12-30-1998	Q	I	231,000	00	Year	Code	Assessed	Year	Code	Assessed		
								2023	1010	204,000	2022	1010	168,100		
									1010	365,100		1010	300,900		
									1010	20,100		1010	20,100		
								Total		589,200	Total		489,100	Total	420,000

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)	210,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	21,900
Appraised Land Value (Bldg)	351,100
Special Land Value	0
Total Appraised Parcel Value	583,500
Valuation Method	C
Total Appraised Parcel Value	583,500

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

NOTES									
2 ROOMS LOWER LEVEL.									

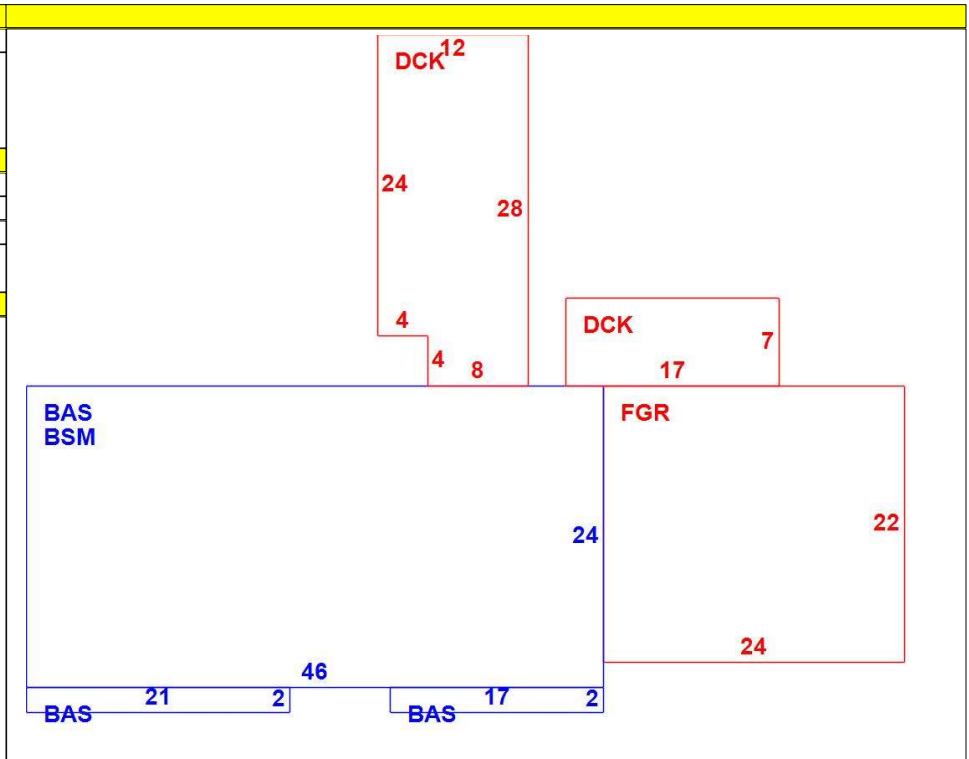
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
QPO-23-16	06-06-2023	MN	Maintenance	5,614		100		Strip and replace asphalt roof on		10-28-2022	SJT	10		01	Measure - No Entry
2016-209	10-20-2016	MN	Maintenance	3,300		100		STRIP & REROOF		04-12-2013	VGS			20	Field Review
14645	08-25-1997	MN	Maintenance	2,500		100		REROOF		04-09-2007	BSB		1	07	Measure - Info @ Door

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	0.030	AC	35,000.00	1.00000	5	1.00	0050	1.000		1.1000	0.84	1,100
Total Card Land Units					0.95	AC	Parcel Total Land Area					0.95	Total Land Value			351,100

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	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	01	None			
Bedrooms	2				
Full Baths	2				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	5				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	860				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1104				

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

COST / MARKET VALUATION	
Net Other Adj	261,995
Replace Cost	34,500
Year Built	296,496
Effective Year Built	1970
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	210,500
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
FGR1	Garage - 1 Sto	L	700	52.00	1980	F	55	C	1.00	20,000
SHD1	Shed	L	128	21.00	1980	A	70	C	1.00	1,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,180	1,180	1,180	158.21	186,688
BSM	Basement	0	1,104	221	31.67	34,964
DCK	Deck	0	439	44	15.86	6,961
FGR	Garage	0	528	211	63.22	33,382
Ttl Gross Liv / Lease Area		1,180	3,251	1,656		261,995



1110 FRANKLIN ST

