

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CHEN SHIU FEN TT			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	
CONNIE CHEN FAMILY TRS			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	774,000	774,000	
936 FRANKLIN ST		SUPPLEMENTAL DATA				RES LAND	1010	350,000	350,000	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2865 Total Acres .918 Chapter Lan		Cyclical 1 Exemption W District Res Exem						
GIS ID F_859499_2846060		Assoc Pid#						Total	1,124,000	1,124,000

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)				
CHEN SHIU FEN TT	36024 0319	05-30-2008	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
CHEN SHIU FEN	25452 0147	06-16-2003	U	I	100	1F	2023	1010	595,900	2022	1010	545,400
CHANG SHU MEI	18690 0291	07-12-2000	Q	I	449,900	00		1010	364,000	2021	1010	300,000
FLANAGAN JAMES P	17869 0180	09-16-1999	U	I	165,000	1	Total		959,900	Total		845,400
								Total	723,500			

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

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			774,000
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			0
Appraised Land Value (Bldg)			350,000
Special Land Value			0
Total Appraised Parcel Value			1,124,000
Valuation Method			C
Total Appraised Parcel Value			1,124,000

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
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
2015-404	11-30-2015	RM	Remodel	30,000	08-14-2018	100		FINISH BASEMENT AREA	08-14-2018	JLF	5		01	Measure - No Entry
417	09-15-1999	NC	New Construct	167,000	04-25-2001	100		SF,2FL, GAR & DECK	04-12-2013	VGS			20	Field Review
416	09-15-1999	DM	Demolish	25,000		100		DEMOL OF EXIST STR	04-25-2001	KP		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
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			350,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1368	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	11	Clapboard			B S
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			824,490
Interior Floor 2			Net Other Adj		45,150
Heat Fuel	02	Oil	Replace Cost		869,640
Heat Type	05	Hot Water	Year Built		1999
AC Type	06	Partial	Effective Year Built		2010
Bedrooms	4		Depreciation Code		VG
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		11
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		89
Gas Fireplaces	0		Cns Sect Rcnld		774,000
Sq Ft Fin Bsmt	500		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1368		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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,368	1,368	1,368	241.22	329,989
BSM	Basement	0	1,368	274	48.31	66,094
DCK	Deck	0	196	20	24.61	4,824
FGR	Garage	0	576	230	96.32	55,481
FNS	Finished 90% Story	518	576	518	216.93	124,952
FUS	Finished Upper Story	1,008	1,008	1,008	241.22	243,150
Ttl Gross Liv / Lease Area		2,894	5,092	3,418		824,490

