

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CARTEE ROBERT T			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
CARTEE TARA L			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	324,900	324,900	
944 FRANKLIN ST				0 Medium		RES LAND	1010	353,900	353,900	
DUXBURY MA 02332						RESIDNTL	1010	14,000	14,000	
<b>SUPPLEMENTAL DATA</b>										
Alt Prcl ID			Cyclical 1							
Scnd Home			Exemption							
Tax Class T			W							
Tot Fin Area 1632			District							
Total Acres 1.028			Res Exem							
Chapter Lan										
GIS ID F_859395_2845917			Assoc Pid#							
						Total		692,800	692,800	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CARTEE ROBERT T	41640	0046	07-12-2012	Q	I	410,000	00	Year	Code	Assessed	Year	Code	Assessed
PONS SCOTT T & ROPER JENNIFER E	19111	0277	11-29-2000	Q	I	285,000	00	2023	1010	261,600	2022	1010	245,200
DRIVER WILLIAM III	18425	0121	04-10-2000	U	I	100	1F		1010	368,000		1010	303,300
ANDRADE DRIVER RLTY TRUST	17906	0333	09-29-1999	Q	I	100	00		1010	9,400		1010	9,400
DRIVER F WILLIAM	14837	0086	12-10-1996	Q	I	170,000	00	Total		639,000	Total		557,900
								Total		494,700	Total		494,700

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

  

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)									324,900
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									14,000
Appraised Land Value (Bldg)									353,900
Special Land Value									0
Total Appraised Parcel Value									692,800
Valuation Method									C
Total Appraised Parcel Value									692,800

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
162	09-02-2009	RM	Remodel	15,940	04-22-2010	100		460' OF BASEMENT SP		03-18-2014	JLF	0	1	00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										04-22-2010	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
1	1010	Single Family	RC	Residual	0.110	AC 35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.81	3,900
Total Card Land Units					1.03	AC	Parcel Total Land Area			1.03	Total Land Value			353,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	816	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			374,853
Interior Floor 2			Net Other Adj		36,400
Heat Fuel	02	Oil	Replace Cost		411,254
Heat Type	05	Hot Water	Year Built		1976
AC Type	01	None	Effective Year Built		2000
Bedrooms	3		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		21
Total Rooms	6		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		79
Gas Fireplaces	0		Cns Sect Rcnld		324,900
Sq Ft Fin Bsmt	500		Dep % Ovr		
FBM Quality	05	Living Area	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	816		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
BRN3	Barn - 1 St w/L	L	384	52.00	1985	A	70	C	1.00	14,000

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	816	816	816	210.00	171,362
BSM	Basement	0	816	163	41.95	34,230
FEP	Finished Enclosed Porch	0	120	72	126.00	15,120
FNS	Finished 90% Story	734	816	734	188.90	154,141
Ttl Gross Liv / Lease Area		1,550	2,568	1,785		374,853

Floor plan diagram showing areas FEP, FNS, BAS, and BSM with dimensions 10, 12, 24, and 34.

