

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FARINA DAVID S			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
FARINA DIANE			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	373,000	373,000
1170 FRANKLIN ST				0 Medium		RES LAND	1010	351,800	351,800
SUPPLEMENTAL DATA						RESIDNTL	1010	4,300	4,300
DUXBURY MA 02332	Alt Prcl ID	Cyclical 1							
	Scnd Home	Exemption							
	Tax Class T	W							
	Tot Fin Area 2212	District							
	Total Acres .968	Res Exem							
	Chapter Lan								
	GIS ID F_856983_2844010	Assoc Pid#							
						Total		729,100	729,100

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FARINA DAVID S	9205	0230	06-22-1989	Q	I	245,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	294,900	2022	1010	269,600
									1010	365,800		1010	301,500
									1010	600		1010	600
								Total		661,300	Total		571,700
								Total			Total		496,200

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

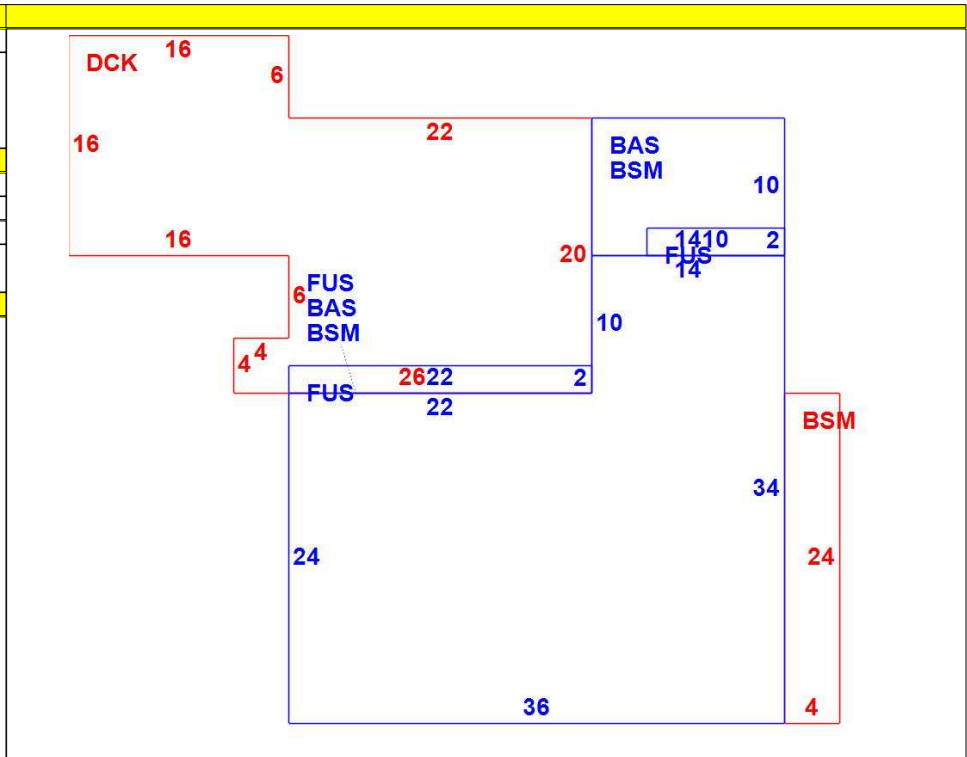
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			373,000
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			4,300
Appraised Land Value (Bldg)			351,800
Special Land Value			0
Total Appraised Parcel Value			729,100
Valuation Method			C
Total Appraised Parcel Value			729,100

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-21-16	07-14-2021	MN	Maintenance	4,250		100	07-14-2021	INSTALL 4 WINDOWS	11-01-2022	SJT	10		12	Property Est. - No Access
19990285	06-23-1999	NC	New Construct	7,200	08-20-2000	100		16X20 DECK	04-12-2013	VGS			20	Field Review
14553	07-09-1997	NC	New Construct	2,500	05-05-1998	100		24' DIAM ABOVE POOL	08-28-2000	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	PD	Primary	40,000 SF	8.75	1.00000	5	1.00	0050	1.000			1.0000	350,000
1	1010	Single Family	PD	Residual	0.050 AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	1,800
Total Card Land Units					0.97 AC	Parcel Total Land Area					0.97	Total Land Value			351,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1240	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	04	Hip	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			488,775
Interior Floor 2			Net Other Adj		22,230
Heat Fuel	02	Oil	Replace Cost		511,004
Heat Type	05	Hot Water	Year Built		1984
AC Type	01	None	Effective Year Built		1994
Bedrooms	4		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		27
Total Rooms	7		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		73
Gas Fireplaces	0		Cns Sect Rcnld		373,000
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1240		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
SPL4	Above Ground	L	440	8.00	1997	A	70	C	1.00	2,500
SHD1	Shed	L	120	21.00	2010	A	70	C	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,144	1,144	1,144	193.12	220,924
BSM	Basement	0	1,240	248	38.62	47,893
DCK	Deck	0	712	71	19.26	13,711
FUS	Finished Upper Story	1,068	1,068	1,068	193.12	206,247
Ttl Gross Liv / Lease Area		2,212	4,164	2,531		488,775

