

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
ROBBINS JAMES			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
ROBBINS MARISSA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	340,200	340,200
1160 FRANKLIN ST				0 Medium		RES LAND	1010	374,900	374,900
SUPPLEMENTAL DATA						RESIDNTL	1010	1,400	1,400
DUXBURY MA 02332	Alt Prcl ID	Cyclical 1							
	Scnd Home	Exemption							
	Tax Class T	W							
	Tot Fin Area 2234	District							
	Total Acres .948	Res Exem							
	Chapter Lan								
	GIS ID F_857168_2844045	Assoc Pid#							
							Total	716,500	716,500

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ROBBINS JAMES	50857	0119	02-28-2019	Q	I	475,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
LEBLANC BRIAN J & JOHNSON JULIE K	46622	0018	02-25-2016	Q	I	470,000	00	2023	1010	269,900	2022	1010	246,800	2021	1010	222,500
NICHOLS ELLENORE J	6127	0315	05-31-1985	Q	I	170,000	00		1010	389,900		1010	300,900		1010	252,000
									1010	900		1010	900		1010	900
								Total	660,700	Total	548,600	Total	475,400			

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
			Total	0.00														

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch							
0050											
NOTES											
										Appraised Bldg. Value (Card)	340,200
										Appraised Xf (B) Value (Bldg)	0
										Appraised Ob (B) Value (Bldg)	1,400
										Appraised Land Value (Bldg)	374,900
										Special Land Value	0
										Total Appraised Parcel Value	716,500
										Valuation Method	C
										Total Appraised Parcel Value	716,500

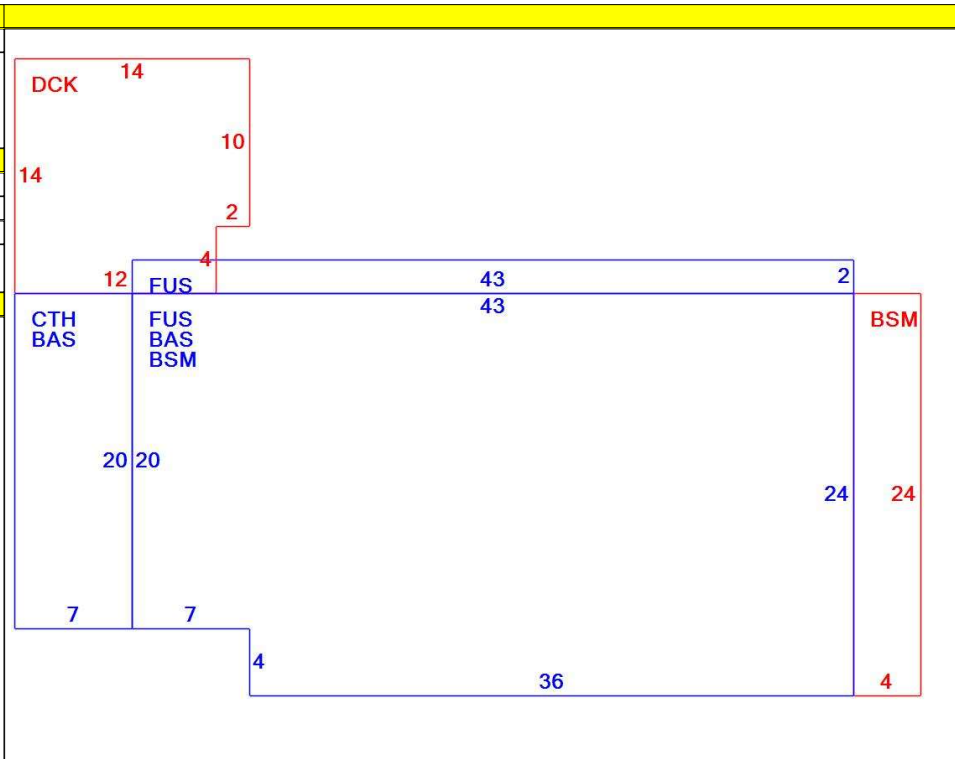
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
2015-218	09-21-2015	MN	Maintenance	14,500		100		CHIMNEY REPAIR		04-08-2019	SJD	9	1	06	Inspection Only
										04-01-2019	SJD	9		01	Measure - No Entry
										10-12-2016	SJD	9		01	Measure - No Entry
										04-12-2013	VGS			20	Field Review
										04-25-2007	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	PD	Primary	40,000	SF 8.75	1.00000	5	1.00	0050	1.000	015-500-009 TAXED UNDER C	1.0000	8.75	350,000	
1	1010	Single Family	PD	Residual	0.712	AC 35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	24,900	
Total Card Land Units					1.63	AC	Parcel Total Land Area					1.63	Total Land Value		374,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1100	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
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	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	1100				

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

COST / MARKET VALUATION	
Net Other Adj	485,546
Replace Cost	22,230
Year Built	507,777
Effective Year Built	1984
Depreciation Code	1988
Remodel Rating	F
Year Remodeled	
Depreciation %	33
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	67
Cns Sect Rcnd	340,200
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
SHD1	Shed	L	96	21.00	1985	A	70	C	1.00	1,400

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	195.23	223,348
BSM	Basement	0	1,100	220	39.05	42,951
CTH	Cathedral Ceiling	0	140	14	19.52	2,733
DCK	Deck	0	188	19	19.73	3,709
FUS	Finished Upper Story	1,090	1,090	1,090	195.23	212,805
Ttl Gross Liv / Lease Area		2,234	3,662	2,487		485,546

