

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CONNAUGHTON JEAN M			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	707,200	707,200	
1250 FRANKLIN ST		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	352,200	352,200		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2957 Total Acres .923 Chapter Lan GIS ID F_855949_2843549			0 Heavy	RESIDNTL	1010	5,300	5,300	
						Total		1,064,700	1,064,700	<b>VISION</b>

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CONNAUGHTON JEAN M		56463 260	02-18-2022	Q	I	955,000	00	Year	Code	Assessed	Year	Code	Assessed
FRYER RICHARD		48952 0255	09-21-2017	Q	I	673,000	00	2023	1010	543,700	2022	1010	496,400
KENT RICHARD N & MARY JANE TT		43066 0122	05-15-2013	U	I	100	1A		1010	366,300		1010	301,900
KENT RICHARD N & MARY JANE TT		42830 0035	03-22-2013	Q	I	630,000	00		1010	3,300		1010	3,300
ROBERTS NORMAN L & ARLENE F		24648 0264	03-31-2003	Q	I	599,490	00	Total		913,300	Total		801,600
								Total			Total		692,000

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				

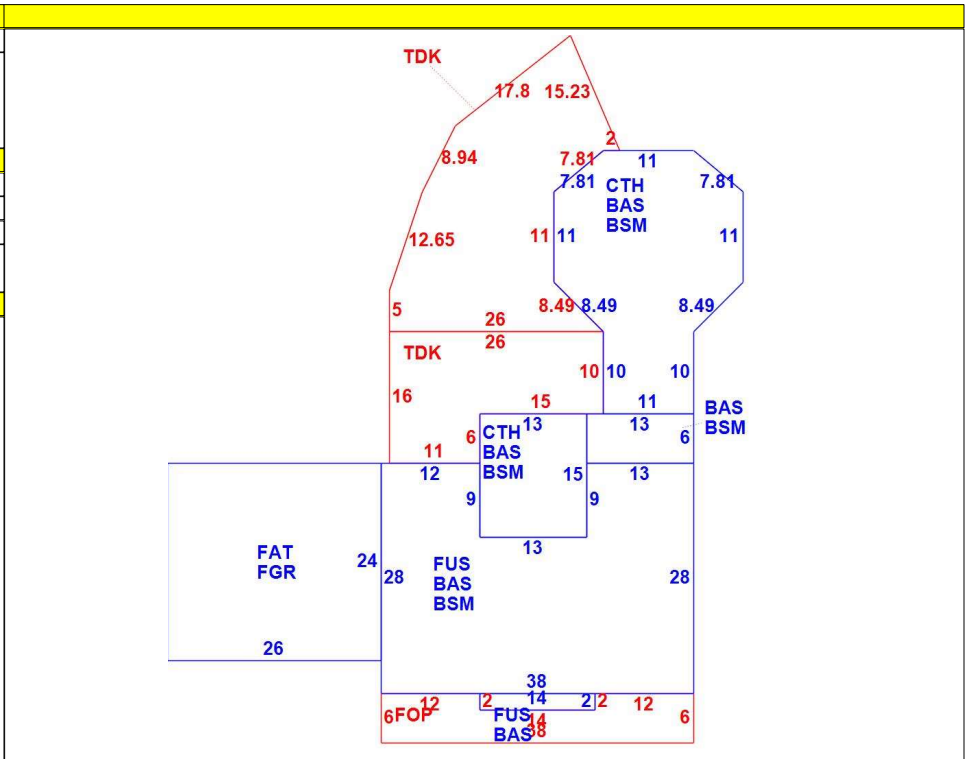
  

APPRAISED VALUE SUMMARY													
Appraised Bldg. Value (Card)										707,200			
Appraised Xf (B) Value (Bldg)										0			
Appraised Ob (B) Value (Bldg)										5,300			
Appraised Land Value (Bldg)										352,200			
Special Land Value										0			
Total Appraised Parcel Value										1,064,700			
Valuation Method										C			
Total Appraised Parcel Value										1,064,700			

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
77-2013	04-25-2013	MS	Miscellaneous	4,000	07-11-2013	100		INSTALL A 12X18 ABOVE GRD	04-05-2022	SJD	9	1	00	Measure & Listed
500	09-23-2003	AD	Addition	15,000	03-15-2004	100		665 SQ FT DECK	10-09-2018	JLF	10	1	00	Measure & Listed
331	07-09-2003	AD	Addition	26,000	03-15-2004	100		SUNROM & CONNECTOR	11-14-2017	SJD	9		01	Measure - No Entry
261	05-22-2003	AD	Addition	10,000	03-15-2004	100		FOUND FOR SUNROOM	07-11-2013	BH			01	Measure - No Entry
439	10-08-2002	NC	New Construct	180,000	03-15-2004	100		2 STY DWELL/GAR/PRCH	04-12-2013	VGS			20	Field Review
									03-22-2004	KP		4	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	40,249 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	352,200
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			352,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1770	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	25	Vinyl Siding	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt			Factor%
Interior Wall 1	05	Drywall	Condo Flr		
Interior Wall 2			Condo Unit		
Interior Floor 1	12	Hardwood	<b>COST / MARKET VALUATION</b>		
Interior Floor 2			Net Other Adj		746,706
Heat Fuel	03	Gas	Replace Cost		66,193
Heat Type	05	Hot Water	Year Built		812,898
AC Type	03	Central	Effective Year Built		2002
Bedrooms	4		Depreciation Code		2008
Full Baths	3		Remodel Rating		A
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		13
Total Rooms	8		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		87
Gas Fireplaces	0		Cns Sect Rcnld		707,200
Sq Ft Fin Bsmt	1022		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	1770		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	216	8.00	2013	G	85	C	1.00	1,500
CPT	Carport	L	450	20.00	2013	G	85	D	0.50	3,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,798	1,798	1,798	198.59	357,068
BSM	Basement	0	1,770	354	39.72	70,302
CTH	Cathedral Ceiling	0	745	75	19.99	14,894
FAT	Finished Attic	187	624	187	59.51	37,137
FGR	Garage	0	624	250	79.56	49,648
FOP	Open Porch	0	200	30	29.79	5,958
FUS	Finished Upper Story	975	975	975	198.59	193,627
TDK	Trex Deck	0	912	91	19.82	18,072
Ttl Gross Liv / Lease Area		2,960	7,648	3,760		746,706

