

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
SOVICK STEPHEN B			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
MAXEMCHUK AMANDA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	242,200	242,200
1216 FRANKLIN ST		SUPPLEMENTAL DATA			RES LAND	1010	357,400	357,400	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1376 Total Acres 1.128 Chapter Lan GIS ID F_856469_2843517			Cyclical 1 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	1,400	1,400
						Total		601,000	601,000

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
SOVICK STEPHEN B		35791 0060	03-31-2008	Q	I	385,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	303,800	2022	1010	249,000
									1010	371,600		1010	306,300
									1010	900		1010	900
						Total		676,300	Total	556,200	Total	483,100	

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)	242,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,400
Appraised Land Value (Bldg)	357,400
Special Land Value	0
Total Appraised Parcel Value	601,000
Valuation Method	C
Total Appraised Parcel Value	601,000

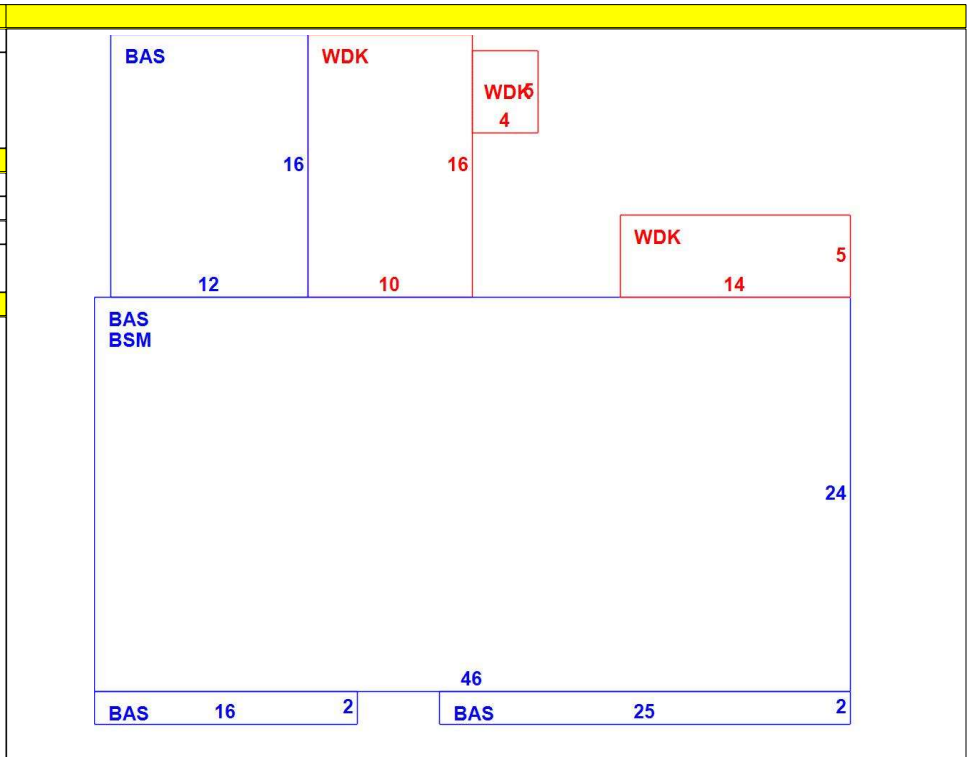
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

NOTES									
1 ROOM LOWER LEVEL									
1 Bedroom in bath									
1 Full Bath in Basement									

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
2012-262	10-12-2012	MS	Miscellaneous	12,815	07-12-2013	100		WATER DAMAGE REPAIRS TO		10-31-2022	SJT	10		00	Measure & Listed
										07-12-2013	BH			00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										06-24-2009	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	350,000	
1	1010	Single Family	RC	Residual	0.210 AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	7,400	
Total Card Land Units					1.13 AC	Parcel Total Land Area					1.13	Total Land Value			357,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	1104	
Model	01	Residential	Bsmt Type	03	
Grade	04	Above Ave	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
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	Net Other Adj		309,592
Interior Floor 2	11	Ceramic	Replace Cost		31,510
Heat Fuel	03	Gas	Year Built		1972
Heat Type	04	Forced Air-Duc	Effective Year Built		1992
AC Type	03	Central	Depreciation Code		A
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		29
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		71
Extra Openings	0		Cns Sect Rcnld		242,200
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	576		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1104		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	1983	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	1,378	1,378	1,378	190.64	262,696
BSM	Basement	0	1,104	221	38.16	42,130
WDK	Deck	0	250	25	19.06	4,766
Ttl Gross Liv / Lease Area		1,378	2,732	1,624		309,592

