

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
MORIARTY RICHARD G		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed	
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	401,200	401,200	
				0	Medium			RES LAND	1010	356,700	356,700	
SUPPLEMENTAL DATA												
951 FRANKLIN ST	Alt Prcl ID				Cyclical 1							
	Scnd Home				Exemption							
	Tax Class T				W							
	Tot Fin Area 1196				District							
	Total Acres 1.11				Res Exem							
	Chapter Lan											
DUXBURY MA 02332	GIS ID F_859527_2845687				Assoc Pid#							
									Total	757,900	757,900	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
MORIARTY RICHARD G	55355	217	07-23-2021	Q	I	740,000	00	Year	Code	Assessed	Year	Code	Assessed	
PITTSLEY RYAN S	48403	0257	05-09-2017	Q	I	530,000	00	2023	1010	388,800	2022	1010	321,400	
GAPCO LLC	47677	0276	10-31-2016	U	I	225,000	1		1010	370,900		1010	305,700	
SMALL ALAN R & TRACEY A	21611	0114	02-26-2002	Q	I	350,000	00							
									Total	759,700	Total	627,100	Total	538,300

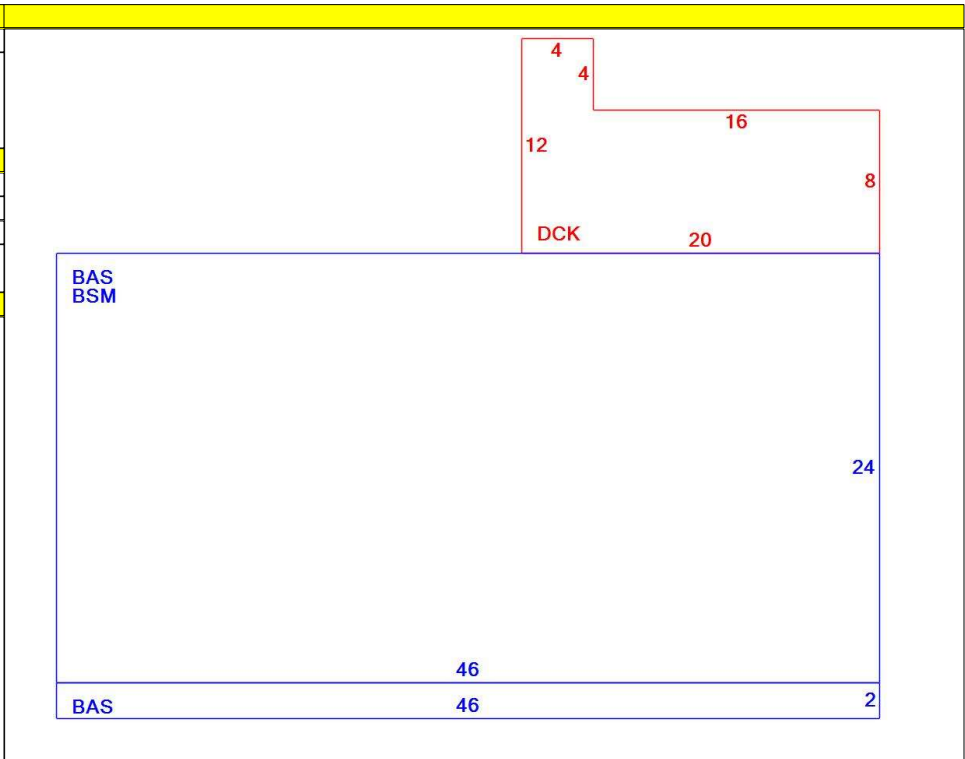
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int				
			Total	0.00									

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0050					Appraised Bldg. Value (Card)	401,200		
					Appraised Xf (B) Value (Bldg)	0		
					Appraised Ob (B) Value (Bldg)	0		
					Appraised Land Value (Bldg)	356,700		
					Special Land Value	0		
					Total Appraised Parcel Value	757,900		
					Valuation Method	C		
					Total Appraised Parcel Value	757,900		

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
2017-59	03-07-2017	MS	Miscellaneous	5,000		100	05-09-2017	REPLACE EXISTING 176' DECK		11-21-2017	SJD	9		01	Measure - No Entry
2017-18	01-25-2017	MN	Maintenance	15,000		100	05-09-2017	VINYL SIDING AND ROOF		04-12-2013	VGS			20	Field Review
2017-9	01-17-2017	RM	Remodel	60,000		100	05-09-2017	REMODEL 3 BATHS, 1 KITCHE		05-02-2007	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	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	0.190	AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0152	0.81	6,700
					Total Card Land Units	1.11	AC	Parcel Total Land Area				1.11	Total Land Value			356,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	1104	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	1				
Occupancy	1		CONDO DATA		
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	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			383,615
Interior Floor 2			Net Other Adj		57,280
Heat Fuel	02	Oil	Replace Cost		440,896
Heat Type	04	Forced Air-Duc	Year Built		1965
AC Type	03	Central	Effective Year Built		2012
Bedrooms	3		Depreciation Code		R
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %		9
Total Rooms	6		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		46
Extra Openings	0		Percent Good		91
Gas Fireplaces	0		Cns Sect Rcnld		401,200
Sq Ft Fin Bsmt	816		Dep % Ovr		
FBM Quality	05	Living Area	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	1		Misc Imp Ovr Comment		
Bsmt Area	1104		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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,196	1,196	1,196	267.33	319,724
BSM	Basement	0	1,104	221	53.51	59,079
DCK	Deck	0	176	18	27.34	4,812
Ttl Gross Liv / Lease Area		1,196	2,476	1,435		383,615

