

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
ONEIL CARL D & PRISCILLA PO BOX 257 KINGSTON MA 02364		1 Level	0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	147,700	147,700	
				0 Medium		RES LAND	1010	375,600	375,600	
SUPPLEMENTAL DATA						RESIDNTL	1010	11,600	11,600	
Alt Prcl ID		Scnd Home 500415		Cyclical 2						
Tax Class T		Tot Fin Area 1440		Exemption W						
Total Acres 5.618		Chapter Lan		District Res Exem						
GIS ID F_860028_2837398		Assoc Pid#								
Total							534,900	534,900		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
ONEIL CARL D & PRISCILLA		37679	0313	09-01-2009	U	I	233,000	1	Year	Code	Assessed	Year	Code	Assessed
DUNCAN JOHN J JR		15697	0218	12-03-1997	U	I	100	1A	2023	1010	146,700	2022	1010	131,800
										1010	390,200		1010	323,100
										1010	8,600		1010	8,600
Total							545,500	Total	463,500	Total	410,900			

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	147,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	11,600
Appraised Land Value (Bldg)	375,600
Special Land Value	0
Total Appraised Parcel Value	534,900
Valuation Method	C
Total Appraised Parcel Value	534,900

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
167	05-11-2006	DM	Demolish	1,000		100		DAMAGED BARN		11-18-2021	SJT	10		20	Field Review
										04-12-2013	VGS			20	Field Review
										10-04-2006	KP	1	00	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	0.490	AC 35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.81	17,200
1	1010	Single Family	WP	Undevelop	4.210	AC 2,000.00	1.00000	0	1.00	0050	1.000		1.0000	0.05	8,400
Total Card Land Units					5.62	AC	Parcel Total Land Area			5.62	Total Land Value			375,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	1028	
Model	01	Residential	Bsmt Type	04	
Grade	02	Below Average	Unfin Area	0.00	Full
Stories	1.5				
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			213,670
Interior Floor 2			Net Other Adj		6,800
Heat Fuel	02	Oil	Replace Cost		220,471
Heat Type	04	Forced Air-Duc	Year Built		1825
AC Type	01	None	Effective Year Built		1988
Bedrooms	3		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		33
Total Rooms	6		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		67
Gas Fireplaces	0		Cns Sect Rcnld		147,700
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1028		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

<p>FHS BAS BSM</p>	<p>BAS BSM</p> <p style="text-align: right;">12</p> <hr/> <p style="text-align: right;">12</p> <hr/> <p style="text-align: right;">32</p>
<p style="color: red;">BSM 4</p> <p style="color: red;">5</p>	<p>27</p>

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
FGR1	Garage - 1 Sto	L	240	52.00	1980	A	70	C	1.00	8,700
SHD1	Shed	L	198	21.00	1980	A	70	C	1.00	2,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,008	1,008	1,008	129.81	130,850
BSM	Basement	0	1,028	206	26.01	26,741
FHS	Finished Half Story	432	864	432	64.91	56,079
Ttl Gross Liv / Lease Area		1,440	2,900	1,646		213,670

