

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
GRAUL REGINA M			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
GRAUL CHRISTOPHER M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	489,300	489,300
14 PINE BROOK WAY		<b>SUPPLEMENTAL DATA</b>			RESIDNTL	1010	518,800	518,800	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2412 Total Acres 2.409 Chapter Lan GIS ID F_855071_2834655			Cyclical 2 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	63,200	63,200
						Total	1,071,300	1,071,300	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GRAUL REGINA M	39172	0256	10-27-2010	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
LUNDRIGAN REGINA M	35794	0029	03-31-2008	Q	I	580,000	00	2023	1010	374,800	2022	1010	343,900
THOMPSON DAVID M	19059	0008	11-10-2000	Q	I	395,000	00		1010	561,500		1010	357,500
WHITE GERALD R	13291	0337	12-01-1994	Q	I	260,000	00		1010	34,600		1010	34,600
KOSTOK KENNETH E	10259	0031	05-01-1991	Q	I	95,000	00	Total		970,900	Total		736,000
								Total		687,800	Total		687,800

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	489,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	63,200
Appraised Land Value (Bldg)	518,800
Special Land Value	0
Total Appraised Parcel Value	1,071,300
Valuation Method	C
Total Appraised Parcel Value	1,071,300

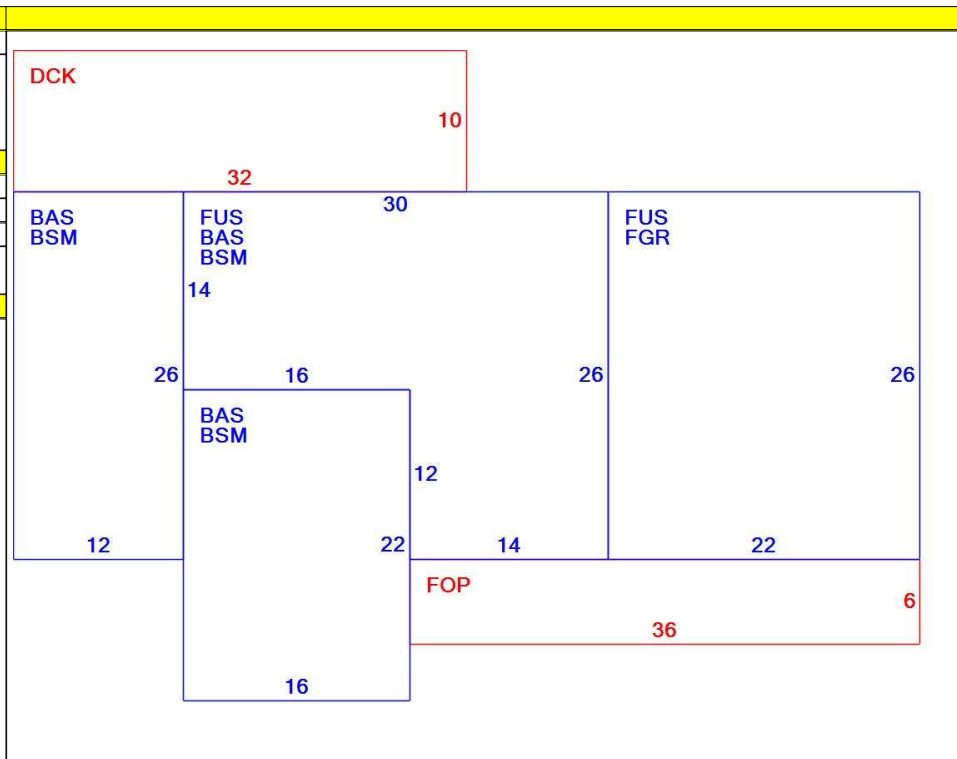
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
QPO-21-25	10-11-2021	MN	Maintenance	44,614		100	11-15-2021	Replace 16 windows and 2 patio	09-11-2017	JLF			30	Quality Control
2015-237	08-04-2015	BP	Bldg Permit	35,000	09-11-2017	100		INSTALL 26' X 38' IN-GRD, GUN	04-12-2013	VGS			20	Field Review
2014-142	06-10-2014	MS	Miscellaneous	20,000		100		INSTALLATION OF GRID-TIED	08-09-2003	KP		1	00	Measure & Listed
2012-172	12-13-2012	MN	Maintenance	3,800		100		1 ANDERSEN REPLACEMENT						
2012-137	10-04-2012	MN	Maintenance	6,805		100		RPL 4 WINDOWS						
472	10-11-2005	MS	Miscellaneous			100		KENNEBUNK WOOD STOVE						
486	12-07-2001	RM	Remodel	10,000	08-09-2003	100		FINISH BSMNT SECTION						

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	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	PD	Residual	1.182	AC 35,000.00	0.87699	5	1.00	0060	1.341		1.0000	0.94	48,600
1	1010	Single Family	WP	Undevelop	0.310	AC 2,000.00	1.00000	0	1.00	0060	1.341		1.0000	0.06	800
Total Card Land Units					2.41	AC	Parcel Total Land Area					2.41	Total Land Value		518,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1252	
Model	01	Residential	Bsmt Type	00	
Grade	05	Ave/Good	Unfin Area	0.00	N/A
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
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	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	595				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1252				

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

COST / MARKET VALUATION			
Net Other Adj		535,081	
Replace Cost		40,528	
Year Built		1991	
Effective Year Built		2006	
Depreciation Code		G	
Remodel Rating			
Year Remodeled			
Depreciation %	15		
Functional Obsol			
External Obsol			
Trend Factor	1.000		
Condition			
Condition %			
Percent Good	85		
Cns Sect Rcnd	489,300		
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
SPL1	Ing Pool - Ave	L	988	64.00	2015	E	100	C	1.00	63,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,252	1,252	1,252	181.08	226,708
BSM	Basement	0	1,252	250	36.16	45,269
DCK	Deck	0	320	32	18.11	5,794
FGR	Garage	0	572	229	72.49	41,467
FOP	Open Porch	0	216	32	26.83	5,794
FUS	Finished Upper Story	1,160	1,160	1,160	181.08	210,049
Ttl Gross Liv / Lease Area		2,412	4,772	2,955		535,081

