

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
KAVAL JUNE M & JOHN P JR TT			0 Water	0 Arterial	0 Good	Description	Code	Appraised	Assessed	
HILLARY MARTIN TT			0 No Sewer	0 Paved	0 Good	RESIDENTL	1010	445,700	445,700	
141 BIRCH ST		SUPPLEMENTAL DATA			0 Heavy	RES LAND	1010	350,000	350,000	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1985 Total Acres .918 Chapter Lan GIS ID F_857442_2840190			Cyclical 1 Exemption W District Res Exem Assoc Pid#		Total		795,700	795,700

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
KAVAL JUNE M & JOHN P JR TT		57117 130	08-10-2022	U	I	105,000	1A	Year	Code	Assessed	Year	Code	Assessed		
KAVAL JOHN P		9501 0182	12-08-1989	Q	I			2023	1010	479,800	2022	1010	407,500		
									1010	364,000	2021	1010	250,000		
								Total		843,800	Total		707,500	Total	656,000

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)	445,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	350,000
Special Land Value	0
Total Appraised Parcel Value	795,700
Valuation Method	C
Total Appraised Parcel Value	795,700

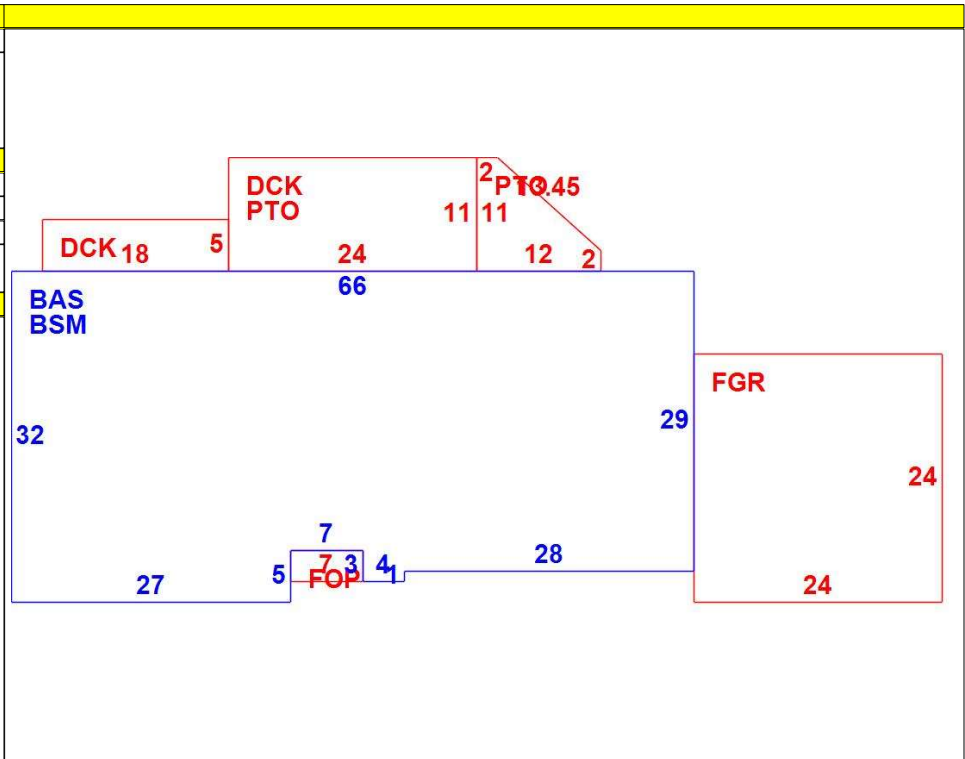
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

NOTES									

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
11490	02-12-1990	NC	New Construct	139,000	02-02-1991	100			11-29-2021	SJT	10		21	Field Review + GIS
									04-12-2013	VGS			20	Field Review
									04-30-2007	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
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			350,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1985	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2	20	Brick/Masonry			B S
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			496,806
Interior Floor 2			Net Other Adj		27,550
Heat Fuel	03	Gas	Replace Cost		524,356
Heat Type	05	Hot Water	Year Built		1990
AC Type	03	Central	Effective Year Built		2006
Bedrooms	3		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		15
Total Rooms	7		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		85
Gas Fireplaces	0		Cns Sect Rcnd		445,700
Sq Ft Fin Bsmt	240		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1985		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	1,985	1,985	1,985	186.21	369,625	
BSM	Basement	0	1,985	397	37.24	73,925	
DCK	Deck	0	354	35	18.41	6,517	
FGR	Garage	0	576	230	74.35	42,828	
FOP	Open Porch	0	21	3	26.60	559	
PTO	Patio	0	351	18	9.55	3,352	
Ttl Gross Liv / Lease Area		1,985	5,272	2,668		496,806	

