

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
AHERN STEVEN J			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA	
AHERN EMILY ROSE			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	368,400	368,400		
485 KEENE ST				0 Medium		RES LAND	1010	274,200	274,200		
SUPPLEMENTAL DATA											
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1496 Total Acres .271 Chapter Lan			Cyclical 1 Exemption W District Res Exem		RESIDNTL	1010	13,500	13,500	VISION
		GIS ID F_859590_2850956			Assoc Pid#		Total		656,100	656,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
AHERN STEVEN J		48605 0127	06-29-2017	Q	I	505,100	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SUNDSTROM KARL & LISA A		37555 0040	07-30-2009	Q	I	430,000	00	2023	1010	278,200	2022	1010	234,100	2021	1010	239,100
RADZEVICH MATTHEW J		32344 0221	03-13-2006	Q	I	485,000	00		1010	284,000		1010	233,900		1010	203,900
LOVETT JOHN M		25479 0225	06-18-2003	Q	I	429,900	00		1010	2,000		1010	2,000		1010	2,000
VAN DER VEEN TIMOTHY J		17996 0127	10-29-1999	Q	I	270,000	00	Total		564,200	Total		470,000	Total		445,000

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
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
QPO-23-23	07-25-2023	MN	Maintenance	3,041		100		AIR SEALING & INSULATION		11-21-2017	SJD	9		01	Measure - No Entry
EPO-22-350	07-29-2022	EL	Electric			0		GENERATOR INTERLOCK KIT-		04-12-2013	VGS			20	Field Review
14606	07-25-1997	NC	New Construct	84,000	02-13-1999	100		24X34 2STRY/10X12DCK		05-19-2007	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	11,793 SF	23.25	1.00000	5	1.00	0050	1.000			1.0000	23.25	274,200
Total Card Land Units					0.27	AC	Parcel Total Land Area					0.27	Total Land Value			274,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	408	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	1.75				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
Roof Structure	02	Shed	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			392,318
Interior Floor 2			Net Other Adj		31,175
Heat Fuel	02	Oil	Replace Cost		423,493
Heat Type	05	Hot Water	Year Built		1997
AC Type	01	None	Effective Year Built		2008
Bedrooms	3		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		13
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		87
Gas Fireplaces	0		Cns Sect Rcnd		368,400
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	408		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
SHD1	Shed	L	64	21.00	1998	A	70	C	1.00	900
PTO	Patio	L	204	15.00	2005	A	70	C	1.00	2,100
GNR	GENERATOR	L	1	12400.00	2022	G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	816	816	816	248.62	202,871
BSM	Basement	0	408	82	49.97	20,387
FUS	Finished Upper Story	68	68	68	248.62	16,906
TQS	Three Quarter Story	612	816	612	186.46	152,154
Ttl Gross Liv / Lease Area		1,496	2,108	1,578		392,318

FUS	34	2
TQS BAS		12
	34	
TQS BAS BSM		12
	34	

