

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
THOMSON KEVIN J			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
540 TEMPLE ST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	294,000	294,000	
DUXBURY MA 02332		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	386,200	386,200		
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1444 Total Acres 2.088 Chapter Lan GIS ID F_866908_2852095		Cyclical 3 Exemption W District Res Exem Assoc Pid#			RESIDNTL	1010	137,200	137,200		
							Total	817,400	817,400	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
THOMSON KEVIN J	LCC	133608	03-22-2022	U	I	750,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
MCCLUSKEY N ROBIN	LCC	132399	07-28-2021	U	I	1	1A	2023	1010	201,200	2022	1010	167,800	2021	1010	167,500					
MCCLUSKEY JOHN E	LCC	127441	09-11-2018	U	I	91,118	1A		1010	404,700		1010	334,100		1010	278,400					
MCCLUSKEY JOHN E	LCC	126527	03-20-2018	U	I	458,809	1		1010	126,000		1010	126,000		1010	126,000					
CHUTE WILLIAM L	LCC	112765	12-05-2008	U	I	1	1F	Total									731,900	Total	627,900	Total	571,900

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	Batch
0050				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	294,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	137,200
Appraised Land Value (Bldg)	386,200
Special Land Value	0
Total Appraised Parcel Value	817,400
Valuation Method	C
Total Appraised Parcel Value	817,400

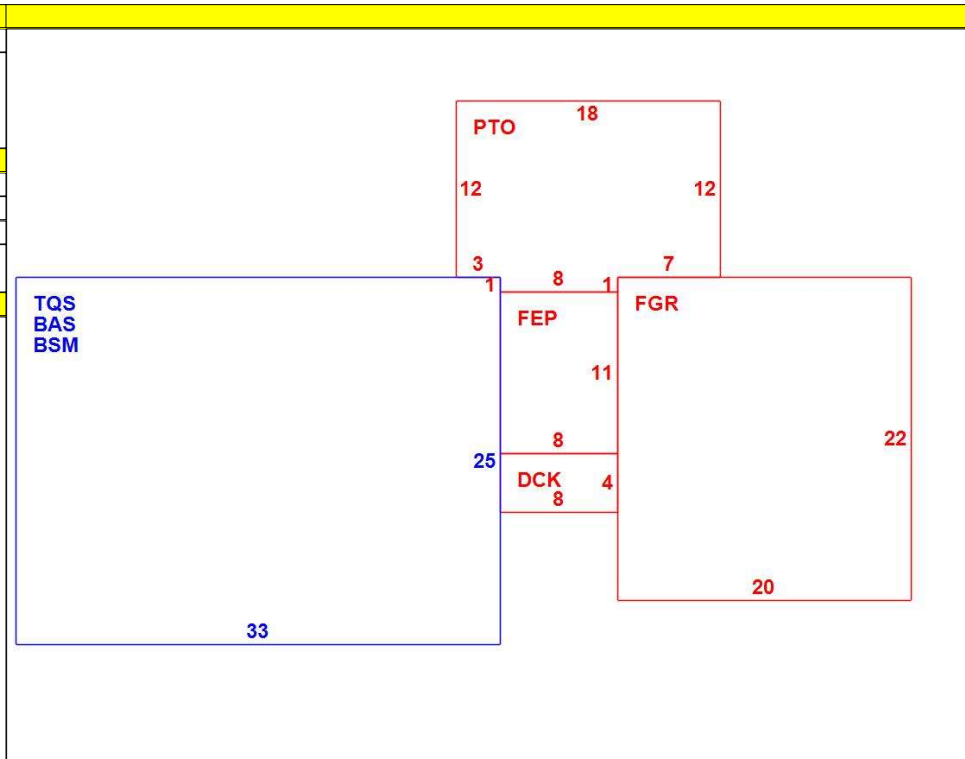
BUILDING PERMIT RECORD							VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
BPO-23-270	07-26-2023	SP	Solar Panels	57,750		0		70 ROOF MOUNT SOLAR ARRA	07-12-2023	SJT	5		06	Inspection Only
QPO-23-42	02-23-2023	MN	Maintenance	5,453		100	02-23-2023	ATTIC AIR SEALING/INSULATIO	11-22-2022	SJD	9	1	07	Measure - Info @ Door
BPO-22-422	10-26-2022	RM	Remodel	8,500	07-12-2023	100	01-03-2023	INSTALL KTCHN & 2 WALL PAR	05-30-2019	SJT	4		30	Quality Control
2018-409	11-09-2018	MS	Miscellaneous	76,000	12-05-2018	100		IN CONJUNCTION WITH BP 20	12-05-2018	SJD	9		01	Measure - No Entry
2018-407	11-09-2018	BP	Bldg Permit	10,000		100		INSTALL 1 80,000 97% AMANA	04-12-2013	VGS			20	Field Review
2018-297	07-31-2018	NC	New Construct	76,000	12-05-2018	100		CONSTRUCT A 50' X 28' THREE	05-08-2007	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	1.170	AC 35,000.00	0.88376	5	1.00	0050	1.000		1.0000	0.71	36,200	
Total Card Land Units					2.09	AC	Parcel Total Land Area					2.09	Total Land Value			386,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	825	
Model	01	Residential	Bsmt Type	04	
Grade	04	Above Ave	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
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	04	Forced Air-Duc			
AC Type	01	None			
Bedrooms	2				
Full Baths	2				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	5				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	1				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	825				

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

COST / MARKET VALUATION	
Net Other Adj	365,025
Replace Cost	21,850
Year Built	386,876
Effective Year Built	1966
Depreciation Code	1997
Remodel Rating	G
Year Remodeled	
Depreciation %	24
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	76
Cns Sect Rcnd	294,000
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
FGR7	Garage - Fin U	L	1,400	98.00	2018	E	100	C	1.00	137,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	825	825	825	197.10	162,606
BSM	Basement	0	825	165	39.42	32,521
DCK	Deck	0	32	3	18.48	591
FEP	Finished Enclosed Porch	0	88	53	118.71	10,446
FGR	Garage	0	440	176	78.84	34,689
PTO	Patio	0	224	11	9.68	2,168
TQS	Three Quarter Story	619	825	619	147.88	122,004
Ttl Gross Liv / Lease Area		1,444	3,259	1,852		365,025

