

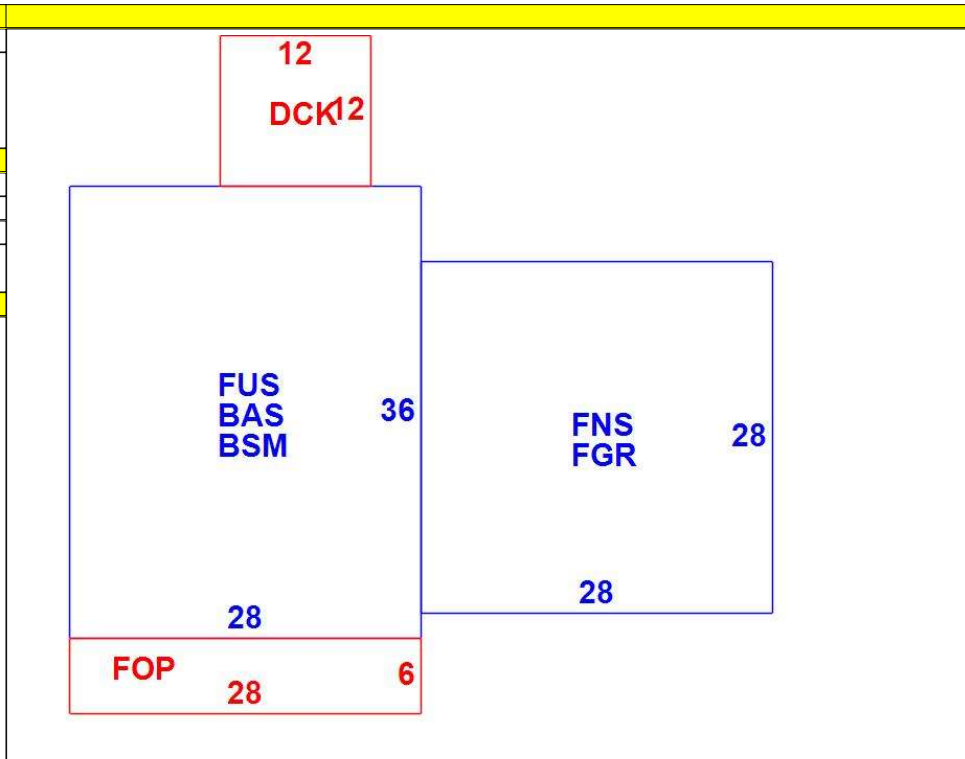
CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA			
LEARY FP LLC				0 Water		0 Arterial		0 Average		Description	Code	Appraised	Assessed				
17 BAYSIDE LN				0 No Sewer		0 Paved		0 Average		RESIDENTL	1010	891,700	891,700				
						0 Heavy				RES LAND	1010	351,700	351,700				
KINGSTON MA 02364																	
SUPPLEMENTAL DATA																	
Alt Prcl ID						Cyclical 3											
Scnd Home						Exemption											
Tax Class T						W											
Tot Fin Area 2671						District											
Total Acres 1.31						Res Exem											
Chapter Lan																	
GIS ID F_861711_2847195						Assoc Pid#											
										Total		1,243,400	1,243,400				
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)				
HASKOOR JOHN P & DANIELLE M			57840	308	04-20-2023		Q	I	1,349,000		00	Year	Code	Assessed	Year	Code	Assessed
LEARY FP LLC			56366	289	01-27-2022		U	V	250,000		1	2023	1010	368,700	2022	1300	311,700
LARRYLAND LLC			40551	0331	11-07-2011		U	V	1		1F		1010	378,200			
COWDEN JOHN & LAURIE TT			35054	0253	09-07-2007		Q	V	275,000		00						
ALPAT REALTY TRUST			24215	0228	02-14-2003		U	V	35,000		1P						
										Total		746,900	Total	311,700	Total	284,800	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description		Amount		Code	Description	Number	Amount	Comm Int							
				Total		0.00											
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY					
Nbhd		Nbhd Name		B		Tracing		Batch						Appraised Bldg. Value (Card)		891,700	
0050														Appraised Xf (B) Value (Bldg)		0	
														Appraised Ob (B) Value (Bldg)		0	
														Appraised Land Value (Bldg)		351,700	
														Special Land Value		0	
														Total Appraised Parcel Value		1,243,400	
														Valuation Method		C	
														Total Appraised Parcel Value		1,243,400	
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-22-6	01-24-2022	NC	New Construct	380,000	01-24-2023	100	01-24-2023	PLAN AZ-06 DWLLNG 1020SF 1				01-24-2023	SJT	5		05	Measure - Under Construct
											05-23-2022	SJT	5		12	Property Est. - No Access	
											05-16-2022	SJT	5		21	Field Review + GIS	
											04-14-2022	SJT	5		20	Field Review	
											01-01-2018	AO	3		99	Vacant Land	
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	40,099 SF	8.75	1.00000	5	1.00	0050	1.000			1.0000		8.75	350,900
1	1010	Single Family	RC	Undevelop	0.389 AC	2,000.00	1.00000	0	1.00	0050	1.000			1.0000		0.05	800
Total Card Land Units					1.31	AC	Parcel Total Land Area			1.31					Total Land Value		351,700

VISION

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1008	
Model	01	Residential	Bsmt Type	04	Full
Grade	08	Excellent	Unfin Area		
Stories	2				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
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	07	Propane			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	3				
Half Baths	2				
Extra Fixtures	2				
Total Rooms	7				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	1				
Sq Ft Fin Bsmt	1008				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1008				

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

COST / MARKET VALUATION	
Net Other Adj	809,804
Replace Cost	81,900
Year Built	2022
Effective Year Built	2021
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	0
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	100
Cns Sect Rcnld	891,700
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

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	247.12	249,094	
BSM	Basement	0	1,008	202	49.52	49,918	
DCK	Deck	0	144	14	24.03	3,460	
FGR	Garage	0	784	314	98.97	77,595	
FNS	Finished 90% Story	706	784	706	222.53	174,465	
FOP	Open Porch	0	168	25	36.77	6,178	
FUS	Finished Upper Story	1,008	1,008	1,008	247.12	249,094	
Ttl Gross Liv / Lease Area		2,722	4,904	3,277		809,804	

