

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
KAVANAGH KEVIN F JR 601 CHANDLER ST DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	280,200	280,200
				0	Heavy			RES LAND	1010	318,200	318,200
SUPPLEMENTAL DATA						RESIDNTL	1010	1,600	1,600		
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1356 Total Acres 1.008 Chapter Lan GIS ID F_866580_2844913				Cyclical 4 Exemption W District Res Exem Assoc Pid#							
						Total		600,000	600,000		

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
KAVANAGH KEVIN F JR		45711 0170	06-25-2015	Q	I	417,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
GRIMALDI MICHAEL C & GRIMALDI MEG		35900 0252	04-28-2008	Q	I	405,000	00	2023	1010	312,000	2022	1010	274,000	2021	1010	271,300
									1010	330,900		1010	272,700		1010	227,300
									1010	1,100		1010	1,100		1010	1,100
								Total		644,000	Total		547,800	Total		499,700

EXEMPTIONS				OTHER ASSESSMENTS				APPRaised VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
			Total				0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

NOTES			
Total Appraised Parcel Value			
600,000			

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
										04-14-2016	SJD	9		01	Measure - No Entry
										04-12-2013	VGS			20	Field Review
										05-29-2007	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	HIGH TRAFFIC AREA-DANGE	TN90	0.9000	8.75	315,000
1	1010	Single Family	RC	Residual	0.090 AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.82	3,200
Total Card Land Units					1.01	AC	Parcel Total Land Area					1.01	Total Land Value			318,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1356	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			Owne
Exterior Wall 2					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	14	Carpet			319,489
Interior Floor 2	12	Hardwood	Net Other Adj		35,230
Heat Fuel	02	Oil	Replace Cost		354,719
Heat Type	05	Hot Water	Year Built		1984
AC Type	03	Central	Effective Year Built		2000
Bedrooms	3		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		21
Total Rooms	5		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		79
Gas Fireplaces	0		Cns Sect Rcnld		280,200
Sq Ft Fin Bsmt	500		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1356		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	112	21.00	1985	A	70	C	1.00	1,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,356	1,356	1,356	185.21	251,146
BSM	Basement	0	1,356	271	37.01	50,192
CTH	Cathedral Ceiling	0	572	57	18.46	10,557
WDK	Deck	0	411	41	18.48	7,594
Ttl Gross Liv / Lease Area		1,356	3,695	1,725		319,489

