

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
KANE GEOFFREY D			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
KANE CAROLA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	366,300	366,300	
223 CHANDLER ST		SUPPLEMENTAL DATA			RES LAND	1010	350,400	350,400		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1000 Total Acres .928 Chapter Lan GIS ID F_862852_2840737			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	4,200	4,200	
						Total		720,900	720,900	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
KANE GEOFFREY D		3703 0247	01-01-2001	U	I	22,600	1	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	294,200	2022	1010	268,000
									1010	364,400		1010	300,300
									1010	3,000		1010	3,000
								Total		661,600	Total		571,300
								Total			Total		479,900

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)			366,300
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			4,200
Appraised Land Value (Bldg)			350,400
Special Land Value			0
Total Appraised Parcel Value			720,900
Valuation Method			C
Total Appraised Parcel Value			720,900

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
2018-33	02-07-2018	MN	Maintenance	9,000	08-15-2018	100		INSTALL 92% GAS EFFICIENT	08-15-2018	JLF	5	1	00	Measure & Listed
2017-387	11-15-2017	AD	Addition	135,000	08-15-2018	100		862' ONE STORY ADDITION AN	04-12-2013	VGS			20	Field Review
2017-325	10-11-2017	AD	Addition	15,000	08-15-2018	100		FOUNDATION ONLY FOR A 862'	07-12-2007	BSB		1	00	Measure & Listed
13536	01-06-1995	NC	New Construct	4,000	05-28-1996	100		10X10&14X13 2 LEV DK						
13477	11-04-1994	NC	New Construct	1,000	05-28-1996	100		10X20 GARDEN SHED						

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	WP	Residual	0.009 AC	35,000.00	1.09890	5	1.00	0050	1.000		1.0000	1.01	400
Total Card Land Units					0.93 AC	Parcel Total Land Area					0.93	Total Land Value			350,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	Split-Level	Bsmt Area	544	
Model	01	Residential	Bsmt Type	00	
Grade	03	Average	Unfin Area	0.00	N/A
Stories	1				
Occupancy	1				
Exterior Wall 1	30	HARDI Plank			
Exterior Wall 2	14	Wood Shingle			
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	Net Other Adj		431,728
Heat Type	04	Forced Air-Duc	Replace Cost		20,500
AC Type	03	Central	Year Built		452,228
Bedrooms	3		Effective Year Built		1970
Full Baths	2		Depreciation Code		2002
Half Baths	1		Remodel Rating		VG
Extra Fixtures	0		Year Remodeled		
Total Rooms	5		Depreciation %		19
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	0		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		81
Sq Ft Fin Bsmt	320		Cns Sect Rcnd		366,300
FBM Quality	03	Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	544		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
SHD1	Shed	L	200	21.00	1995	A	70	C	1.00	2,900
SHD3	Shed - Metal	L	130	14.00	1985	A	70	C	1.00	1,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,984	1,984	1,984	164.28	325,932
BSM	Basement	0	584	117	32.91	19,221
FGR	Garage	0	728	291	65.67	47,805
FOP	Open Porch	0	266	40	24.70	6,571
PTO	Patio	0	272	14	8.46	2,300
UHS	Unfinished Half Story	0	728	182	41.07	29,899
Ttl Gross Liv / Lease Area		1,984	4,562	2,628		431,728

