

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
KIRSCH BRIAN W KIRSCH ANNA M 737 MAYFLOWER ST DUXBURY MA 02332			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	561,100	561,100	
		SUPPLEMENTAL DATA				RES LAND	1010	352,500	352,500	
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3216 Total Acres .988 Chapter Lan GIS ID F_867977_2841983			Cyclical 4 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	12,200	12,200	
						Total	925,800	925,800		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
KIRSCH BRIAN W	48368	0190	04-28-2017	Q	I	669,000	00	Year	Code	Assessed	Year	Code	Assessed
DIVASTA VINCENT & LISA L	16474	0257	08-04-1998	Q	I	247,500	00	2023	1010	430,100	2022	1010	394,700
BROWER DAVID A	13598	0049	06-28-1995	U	I	180,000	1L		1010	366,500		1010	302,100
BANKERS TRUST CO TRUSTEE	12914	0221	05-31-1994	U	I	208,825	1L		1010	10,000		1010	10,000
								Total	806,600	Total	706,800	Total	600,200

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				

APPRAISED VALUE SUMMARY													
Appraised Bldg. Value (Card)										561,100			
Appraised Xf (B) Value (Bldg)										0			
Appraised Ob (B) Value (Bldg)										12,200			
Appraised Land Value (Bldg)										352,500			
Special Land Value										0			
Total Appraised Parcel Value										925,800			
Valuation Method										C			
Total Appraised Parcel Value										925,800			

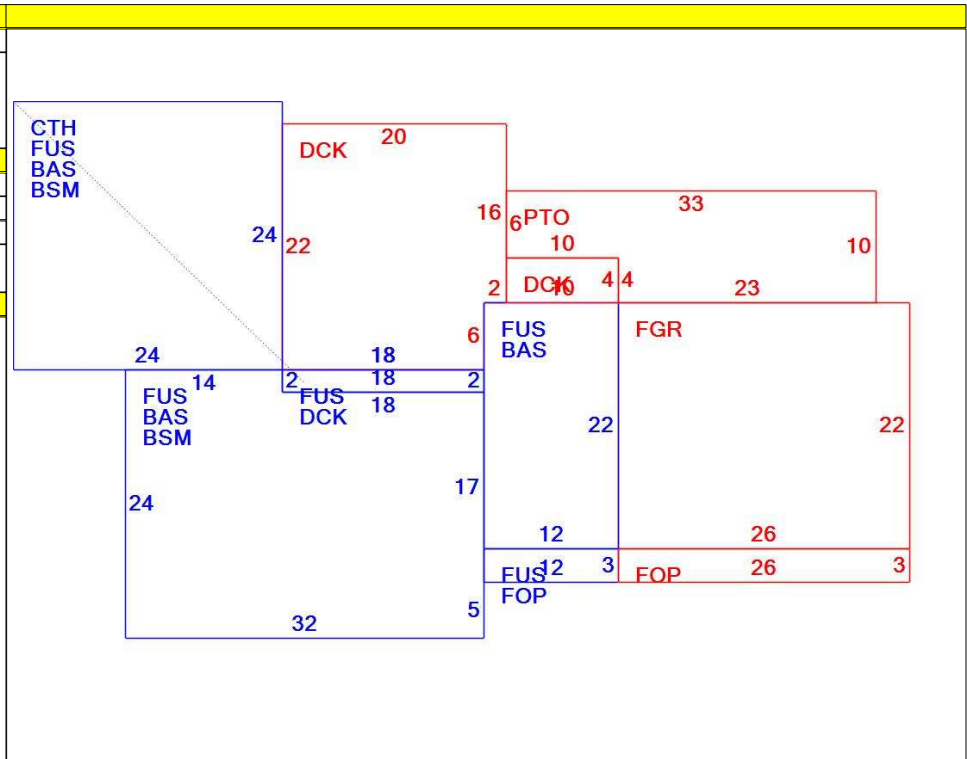
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
BPO-20-50	05-27-2020	RM	Remodel	35,500	09-02-2020	100	08-28-2020	REFURBISH KITCHEN & PANT		09-02-2020	SJT	5		12	Property Est. - No Access
2013-186	07-29-2013	NC	New Construct	2,800	08-04-2014	100		CONSTRUCT A 17'5' X 23'5' DE		08-04-2014	JLF	5		01	Measure - No Entry
559	11-15-2004	AD	Addition	104,000		100		24X24 ADD & 12X17.5		04-12-2013	VGS			20	Field Review
463	09-05-2003	AD	Addition	10,000	10-08-2004	100		1 STRY AD TO UTIL BL		05-22-2006	KP		1	00	Measure & Listed
13708	06-21-1995	RM	Remodel	3,000	05-02-1996	100		RMV BEARING WALL							

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	0.070	AC 35,000.00	1.00000	5	1.00	0050	1.000			1.0417	0.82	2,500
Total Card Land Units					0.99	AC	Parcel Total Land Area					0.99	Total Land Value			352,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1308	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	10				
Bath Style	02	Average			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1000				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1308				

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

COST / MARKET VALUATION		
Net Other Adj		684,550
Replace Cost		53,690
Year Built		1968
Effective Year Built		1997
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %	24	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	76	
Cns Sect Rcnld	561,100	
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
STB1	Stable	L	405	28.00	1980	A	70	C	1.00	7,900
SHD1	Shed	L	293	21.00	2004	A	70	C	1.00	4,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,572	1,572	1,572	177.94	279,728
BSM	Basement	0	1,308	262	35.64	46,621
CTH	Cathedral Ceiling	0	576	58	17.92	10,321
DCK	Deck	0	504	50	17.65	8,897
FGR	Garage	0	572	229	71.24	40,749
FOP	Open Porch	0	114	17	26.54	3,025
FUS	Finished Upper Story	1,644	1,644	1,644	177.94	292,540
PTO	Patio	0	290	15	9.20	2,669
Ttl Gross Liv / Lease Area		3,216	6,580	3,847		684,550

