

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA									
KECMAN PETAR KECMAN SAMANTHA LEE 539 SUMMER ST DUXBURY MA 02332				0 Water 0 No Sewer		0 Arterial 0 Paved 0 Heavy		0 Average 0 Average		Description	Code	Appraised	Assessed										
SUPPLEMENTAL DATA										RESIDENTL		344,300		344,300									
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1700 Total Acres .928 Chapter Lan GIS ID F_858985_2841607										Cyclical 1 Exemption W District Res Exem		RES LAND		1010 1010		350,400 350,400							
										Total		694,700		694,700									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
KECMAN PETAR KEEMAN PETAR MATERNA ANDREW & VANHAUR JULIAN HSBC BANK USA NA TT HOVEY TIMOTHY V				54184 120 43665 0114 38530 0174 38512 0317 30390 0160		01-12-2021 09-30-2013 05-17-2010 05-11-2010 04-22-2005		U I Q I U I U I Q I		1 422,000 330,000 345,000 485,000		1A 00 1S 1 00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
														2023	1010	262,900	2022	1010	241,000	2021	1010	218,600	
															1010	364,400		1010	300,300		1010	252,000	
				Total										Total		Total		Total		Total		470,600	
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									APPRAISED VALUE SUMMARY										
				0.00									Appraised Bldg. Value (Card)				344,300						
												Appraised Xf (B) Value (Bldg)				0							
												Appraised Ob (B) Value (Bldg)				0							
												Appraised Land Value (Bldg)				350,400							
												Special Land Value				0							
												Total Appraised Parcel Value				694,700							
												Valuation Method				C							
												Total Appraised Parcel Value				694,700							
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						
												03-11-2014	SJD	9		01	Measure - No Entry						
												04-12-2013	VGS			20	Field Review						
												07-31-2007	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	0.007 AC	35,000.00	1.47058	5	1.00	0050	1.000			1.0000	1.35	400							
Total Card Land Units					0.93 AC	Parcel Total Land Area					0.93	Total Land Value					350,400						

VISION

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	816	
Model	01	Residential	Bsmt Type	00	
Grade	05	Ave/Good	Unfin Area	0.00	N/A
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
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	12	Hardwood			398,890
Interior Floor 2			Net Other Adj		26,130
Heat Fuel	03	Gas	Replace Cost		425,020
Heat Type	05	Hot Water	Year Built		1968
AC Type	01	None	Effective Year Built		2002
Bedrooms	4		Depreciation Code		VG
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		19
Total Rooms	7		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		81
Gas Fireplaces	0		Cns Sect Rcnld		344,300
Sq Ft Fin Bsmt	384		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	816		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	816	816	816	210.50	171,765
BSM	Basement	0	816	163	42.05	34,311
FUS	Finished Upper Story	884	884	884	210.50	186,078
WDK	Deck	0	320	32	21.05	6,736
Ttl Gross Liv / Lease Area		1,700	2,836	1,895		398,890

