

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
KEADY JAMES			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
DAWIT HELLEN			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	534,100	534,100
12 MAPLE POND LN				0 Light		RES LAND	1010	401,300	401,300
SUPPLEMENTAL DATA									
Alt Prcl ID				Cyclical 4					
Scnd Home				Exemption					
Tax Class T				W					
Tot Fin Area 2632				District					
Total Acres .924				Res Exem					
Chapter Lan									
GIS ID F_867445_2841913				Assoc Pid#					
Total							935,400		935,400

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
KEADY JAMES		53415 80	09-10-2020	Q	I	660,000	00	Year	Code	Assessed	Year	Code	Assessed		
WHITE CATHERINE A		34993 0082	08-24-2007	Q	I	525,000	00	2023	1010	404,800	2022	1010	369,800		
MCGILLICUDDY ROSEMARIE		29290 0294	10-20-2004	U	I	100	1F		1010	430,700		1010	273,700		
MCGILLICUDDY ROSEMARIE		24312 0324	02-26-2003	U	I	1	1F								
MCGILLICUDDY ROSEMARIE		17820 0125	08-30-1999	Q	I	325,000	00								
Total							835,500		Total		643,500		Total		617,600

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
0060				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	534,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	401,300
Special Land Value	0
Total Appraised Parcel Value	935,400
Valuation Method	C
Total Appraised Parcel Value	935,400

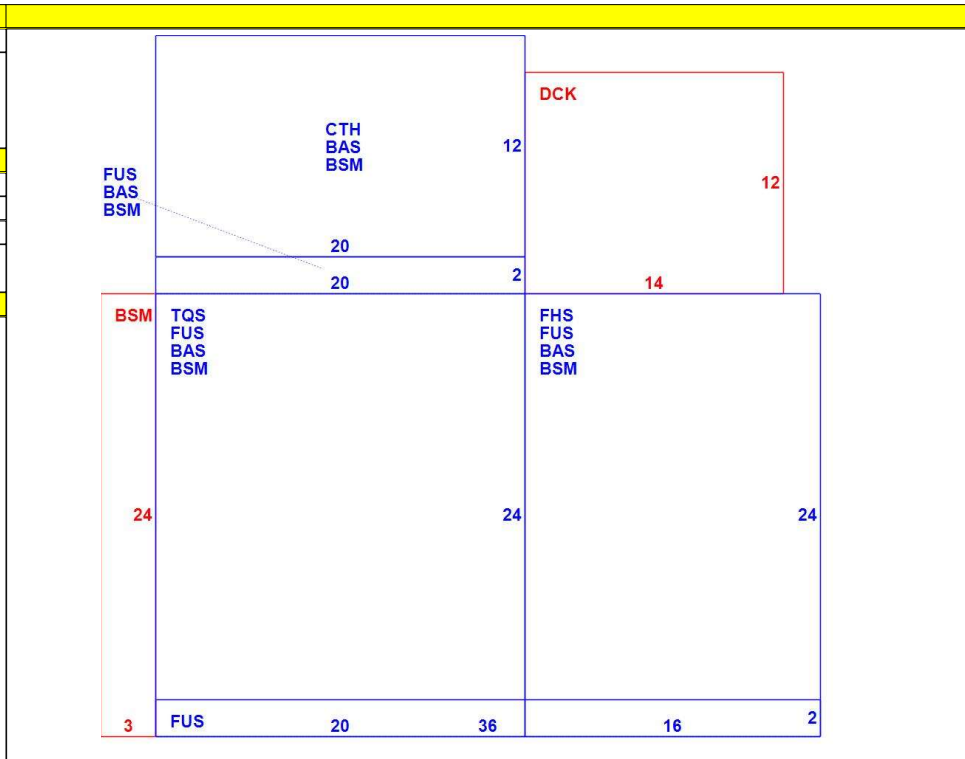
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
BP-20-128	07-28-2020	MN	Maintenance	4,800		100		Liner for heating flue and smoke	04-20-2021	SJD	9		01	Measure - No Entry
12862	07-09-1993	RM	Remodel	35,000	01-01-1994	100		RMDL 2ND FLR,RFRM WD	04-12-2013	VGS			20	Field Review
12861	07-06-1993	RM	Remodel	70,000	01-01-1994	100		RPLC RF RFTRS-DORMER	03-27-2013	AO	6	6	30	Quality Control
12701	02-25-1993	MN	Maintenance			100		TEMP MOBIL HOME	08-23-2007	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	40,233 SF	8.75	1.00000	5	1.00	0060	1.341	ABUTTS ROUTE 3	TN85	0.8500	9.97	401,300
Total Card Land Units					0.92 AC		Parcel Total Land Area					0.92		Total Land Value		401,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1216	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2.5				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
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	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	9				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	1216				

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

COST / MARKET VALUATION		
Net Other Adj		626,515
Replace Cost		24,795
Year Built		1987
Effective Year Built		2003
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %	18	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	82	
Cns Sect Rcnld	534,100	
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,144	1,144	1,144	211.95	242,467
BSM	Basement	0	1,216	243	42.35	51,503
CTH	Cathedral Ceiling	0	240	24	21.19	5,087
DCK	Deck	0	168	17	21.45	3,603
FHS	Finished Half Story	192	384	192	105.97	40,694
FUS	Finished Upper Story	976	976	976	211.95	206,860
TQS	Three Quarter Story	360	480	360	158.96	76,301
Ttl Gross Liv / Lease Area		2,672	4,608	2,956		626,515

