

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
KEARNEY WILLIAM J			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
MARGARET M			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	360,800	360,800
268 CHURCH ST		SUPPLEMENTAL DATA			0 Heavy	RES LAND	1010	477,800	477,800
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2158 Total Acres 1.098 Chapter Lan GIS ID F_871861_2847563			Cyclical Exemption W District Res Exem Assoc Pid#				
						Total		838,600	838,600

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
KEARNEY WILLIAM J		3440 0797	01-01-2001	U	I	0	1	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	286,700	2022	1010	267,500
									1010	512,900		1010	325,900
								Total		799,600	Total		593,400
								Total			Total		567,200

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	360,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	477,800
Special Land Value	0
Total Appraised Parcel Value	838,600
Valuation Method	C
Total Appraised Parcel Value	838,600

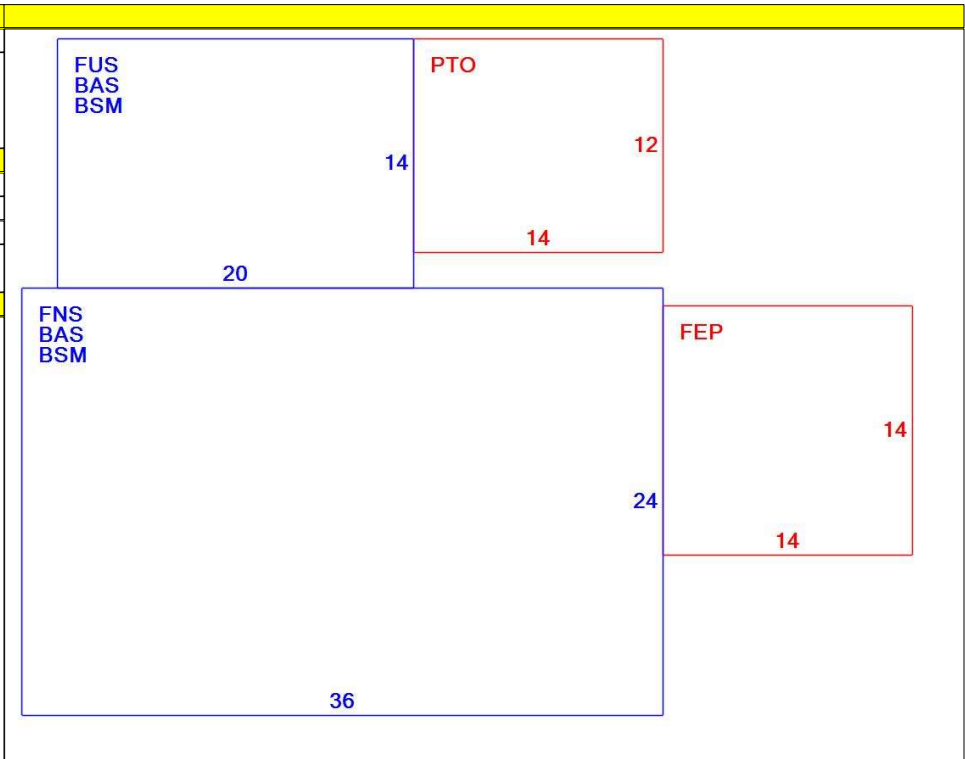
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			

NOTES											

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
											04-12-2013	VGS			20	Field Review
											10-29-2007	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	0060	1.341			11.74	469,400
1	1010	Single Family	RC	Residual	0.180 AC	35,000.00	1.00000	5	1.00	0060	1.341			1.07	8,400
Total Card Land Units					1.10 AC	Parcel Total Land Area					1.10	Total Land Value			477,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1144	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			B
Exterior Wall 2					S
Roof Structure	07	Gambrel	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	Net Other Adj		488,610
Interior Floor 2			Replace Cost		19,630
Heat Fuel	04	Electric	Year Built		508,239
Heat Type	07	Radiant-Elec.	Effective Year Built		1968
AC Type	01	None	Depreciation Code		1992
Bedrooms	4		Remodel Rating		A
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		29
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		71
Extra Openings	0		Cns Sect Rcnld		360,800
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	1144		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	191.09	218,604
BSM	Basement	0	1,144	229	38.25	43,759
FEP	Finished Enclosed Porch	0	196	118	115.04	22,548
FNS	Finished 90% Story	778	864	778	172.07	148,666
FUS	Finished Upper Story	280	280	280	191.09	53,504
PTO	Patio	0	168	8	9.10	1,529
Ttl Gross Liv / Lease Area		2,202	3,796	2,557		488,610



268 CHURCH ST

