

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
KIRK ROSEMARY D 254 CHURCH 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	354,000	354,000	
				0 Heavy		RES LAND	1010	470,200	470,200	
SUPPLEMENTAL DATA						RESIDNTL	1010	51,200	51,200	
Alt Prcl ID		Scnd Home		Cyclical Exemption		3				
Tax Class T		Tot Fin Area 1716		District		Res Exem				
Total Acres .92		Chapter Lan		Assoc Pid#						
GIS ID F_872114_2847584								Total		875,400
										875,400

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
KIRK ROSEMARY D		50313 0233	09-20-2018	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
KIRK FRANCIS D		47189 0084	07-15-2016	Q	I	400,000	00	2023	1010	265,800	2022	1010	222,900
ULLATHORNE JOHN F & DAVIDA E		3452 0127	01-01-2001	U	I	0	1		1010	504,700		1010	320,700
									1010	31,700		1010	31,700
								Total		802,200	Total		575,300
											Total		563,400

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
		Total	0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)									354,000
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									51,200
Appraised Land Value (Bldg)									470,200
Special Land Value									0
Total Appraised Parcel Value									875,400
Valuation Method									C
Total Appraised Parcel Value									875,400

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
389	08-19-2004	NC	New Construct	15,000	10-06-2005	100		8X14 SUN ROOM		11-21-2016	SJD	9		01	Measure - No Entry
97	03-23-2004	MN	Maintenance	7,200		100		NEW ROOF		04-12-2013	VGS			20	Field Review
										10-06-2005	KP		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	40,075 SF	8.75	1.00000	5	1.00	0060	1.341		1.0000	11.73	470,200	
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			470,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	960	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	02	Shed			
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		469,157
Heat Type	05	Hot Water	Replace Cost		29,380
AC Type	01	None	Year Built		498,538
Bedrooms	4		Effective Year Built		1968
Full Baths	2		Depreciation Code		1992
Half Baths	0		Remodel Rating		A
Extra Fixtures	0		Year Remodeled		
Total Rooms	6		Depreciation %		29
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		71
Sq Ft Fin Bsmt	384		Cns Sect Rcnld		354,000
FBM Quality	03	Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	960		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
SPL2	Ing Pool-Good	L	800	89.00	1980	A	70	C	1.00	49,800
SHD1	Shed	L	96	21.00	1980	A	70	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,104	1,104	1,104	211.52	233,521
BSM	Basement	0	960	192	42.30	40,612
DCK	Deck	0	132	13	20.83	2,750
FEP	Finished Enclosed Porch	0	112	67	126.54	14,172
FGR	Garage	0	576	230	84.46	48,650
TQS	Three Quarter Story	612	816	612	158.64	129,452
Ttl Gross Liv / Lease Area		1,716	3,700	2,218		469,157

