

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>
BRENNAN KEVIN B			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	
BRENNAN ANDREA B			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	388,900	388,900	
15 FRANKLIN ST		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	445,600	445,600		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1833 Total Acres .7 Chapter Lan GIS ID F_869937_2854084			Cyclical 3 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	69,100	69,100	
						Total		903,600	903,600	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BRENNAN KEVIN B		LCC 110921	08-08-2007	Q	I	509,000	00	Year	Code	Assessed	Year	Code	Assessed
VAIN CHRISTOPHER M		LCC 105961	08-25-2004	Q	I	495,000	00	2023	1010	310,300	2022	1010	290,100
STAHL MICHAEL W		LCC 94359	10-30-1998	Q	I	275,000	00		1010	478,600		1010	305,000
									1010	40,900		1010	40,900
						Total		829,800	Total	636,000	Total	604,300	

EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
								Appraised Bldg. Value (Card) 388,900				
								Appraised Xf (B) Value (Bldg) 0				
								Appraised Ob (B) Value (Bldg) 69,100				
								Appraised Land Value (Bldg) 445,600				
								Special Land Value 0				
								Total Appraised Parcel Value 903,600				
								Valuation Method C				
								Total Appraised Parcel Value 903,600				

ASSESSING NEIGHBORHOOD		B		Tracing		Batch	
Nbhd	Nbhd Name						
0060							

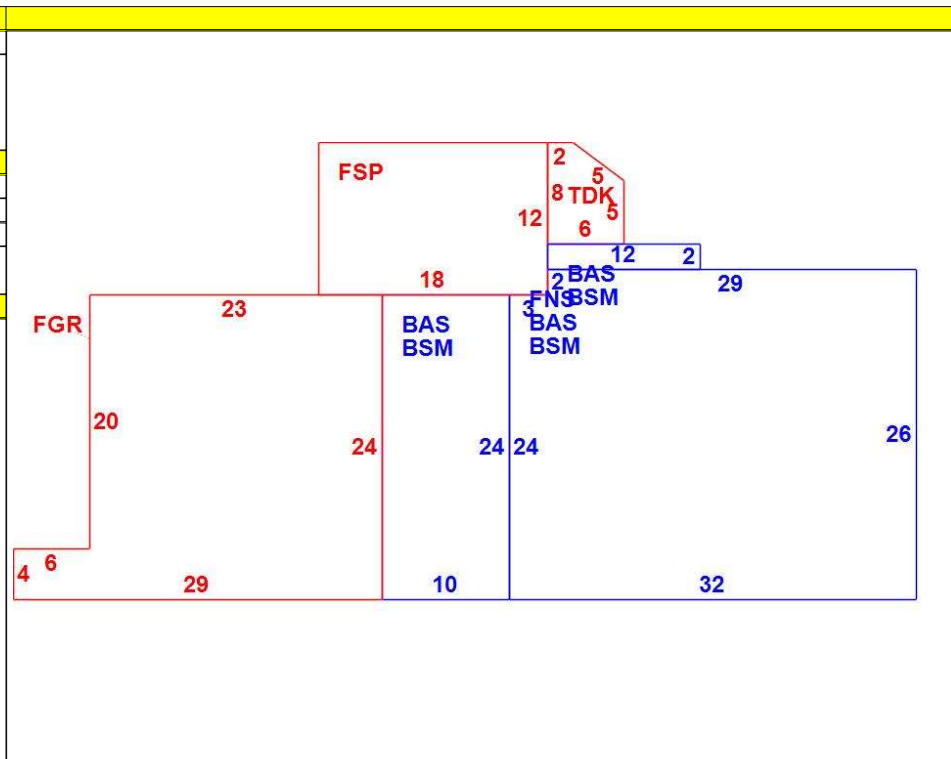
NOTES								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
BP-19-135	05-01-2019	BP		33,000	07-11-2019	100		18' X 32' FREE FORM INGROU	10-19-2022	SJT	10		12	Property Est. - No Access	
2015-32	04-02-2015	MS	Miscellaneous	8,500		100		REMOVE & REPLACE DECKBO	10-19-2019	SJT	5		01	Measure - No Entry	
38	05-09-2008	MN	Maintenance	3,500		100		6 RPL WINDOWS	04-12-2013	VGS			20	Field Review	
665	12-12-2003	RM	Remodel	9,000	10-15-2004	100		FIN 324' OF BSMT	10-15-2004	KP		1	00	Measure & Listed	
20010387	09-25-2001	MN	Maintenance	8,000		100		STRIP & REROOF							

LAND LINE VALUATION SECTION													Notes			Location Adjustment		Adj Unit P		Land Value
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj									
1	1010	Single Family	RC	Primary	30,492 SF	10.90	1.00000	5	1.00	0060	1.341				1.0000	14.61	445,600			
Total Card Land Units					0.70	AC	Parcel Total Land Area					0.70	Total Land Value			445,600				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1090	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	07	Gambrel			
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	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	324				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1090				

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

COST / MARKET VALUATION	
Net Other Adj	483,195
Replace Cost	28,470
Year Built	511,665
Effective Year Built	1965
Depreciation Code	1997
Remodel Rating	G
Year Remodeled	
Depreciation %	24
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	76
Cns Sect Rcnd	388,900
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
SPL1	Ing Pool - Ave	L	576	64.00	2019	E	100	B	1.50	55,300
PTO	Patio	L	612	15.00	2018	E	100	B	1.50	13,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,090	1,090	1,090	207.56	226,238
BSM	Basement	0	1,090	218	41.51	45,248
FGR	Garage	0	576	230	82.88	47,738
FNS	Finished 90% Story	743	826	743	186.70	154,216
FSP	Screened Porch	0	216	43	41.32	8,925
TDK	Trex Deck	0	42	4	19.77	830
Ttl Gross Liv / Lease Area		1,833	3,840	2,328		483,195

