

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
MOFFETT KELLEY M  1296 TREMONT ST  DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	388,100	388,100
				0	Medium			RES LAND	1010	513,900	513,900
<b>SUPPLEMENTAL DATA</b>								RESIDNTL	1010	94,900	94,900
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3444 Total Acres 1.488 Chapter Lan GIS ID F_875300_2845047				Cyclical 5 Exemption W District Res Exem Assoc Pid#		Total				996,900	996,900

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MOFFETT KELLEY M SHEA JACQUELINE & JOSEPH TT		44041	0252	01-30-2014	U	I	470,000	1	Year	Code	Assessed	Year	Code	Assessed		
		32374	0120	03-17-2006	U	I	1	1F	2023	1010	385,600	2022	1010	350,300		
										1010	502,100		1010	423,600		
									1010	56,600		1010	56,600			
		Total						Total		944,300	Total		830,500	Total		769,700

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)	388,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	94,900
Appraised Land Value (Bldg)	513,900
Special Land Value	0
Total Appraised Parcel Value	996,900
Valuation Method	C
Total Appraised Parcel Value	996,900

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0070			

NOTES									
FRNT PORTION CAPE W ATTIC;REAR IS 2 STRY									

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
QPO-20-11	10-01-2020	MN	Maintenance	75,000		100		Replace 40 windows/Replace all REROOF	06-17-2015	SJD	9		01	Measure - No Entry
2017-180	08-29-2017	MN	Maintenance	14,400		100			04-12-2013	VGS			20	Field Review
									05-14-2012	KP	5	3	20	Field Review
									01-30-2008	BSB			01	Measure - No Entry

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	0070	1.389			1.0000	12.16	486,200
1	1010	Single Family	RC	Residual	0.570	AC 35,000.00	1.00000	5	1.00	0070	1.389			1.0000	1.12	27,700
Total Card Land Units					1.49	AC	Parcel Total Land Area					1.49	Total Land Value			513,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	1946	
Model	01	Residential	Bsmt Type	03	
Grade	03	Average	Unfin Area	0.00	Partial
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		479,253
Interior Floor 2			Replace Cost		67,400
Heat Fuel	03	Gas	Year Built		1660
Heat Type	05	Hot Water	Effective Year Built		1992
AC Type	01	None	Depreciation Code		G
Bedrooms	5		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		29
Extra Fixtures	0		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	1		Condition %		
Fireplaces	7		Percent Good		71
Extra Openings	2		Cns Sect Rcnld		388,100
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	924		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	04	Brick	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1946		Cost to Cure Ovr Comment		

FHS BAS BSM	14	BAS BSM	14
25		12	
TQS BAS BSM	21	FUS BAS BSM	21
21		48	

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
SHD1	Shed	L	240	21.00	1960	F	55	C	1.00	2,800
SHD1	Shed	L	800	21.00	1980	A	70	C	1.00	11,800
FGR5	Garage - 2 Sto	L	1,008	91.00	1988	A	70	C	1.00	64,200
FGR2	Garage - 1 St	L	364	63.00	1988	A	70	C	1.00	16,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,967	1,967	1,967	123.71	243,338
BSM	Basement	0	1,967	393	24.72	48,618
FHS	Finished Half Story	175	350	175	61.86	21,649
FUS	Finished Upper Story	1,008	1,008	1,008	123.71	124,700
TQS	Three Quarter Story	331	441	331	92.85	40,948
Ttl Gross Liv / Lease Area		3,481	5,733	3,874		479,253

