

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
KENNEALLY JAMES B 290 WEST ST DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	564,500							
		0	Septic	0	Paved	0	Average	RESIDENTL	1010	564,500	564,500	537,000							
				0	Medium			RES LAND	1010	537,000	537,000								
SUPPLEMENTAL DATA										Total		1,101,500	1,101,500						
Alt Prcl ID		Cyclical		5															
Scnd Home		Exemption																	
Tax Class T		W																	
Tot Fin Area 2304		District																	
Total Acres 2.138		Res Exem																	
Chapter Lan																			
GIS ID F_871825_2846064		Assoc Pid#																	
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
KENNEALLY JAMES B		44987	0125	11-26-2014		Q	I			540,000		00	Year	Code	Assessed	Year	Code	Assessed	
CALABRO ARTHUR P & KATHLEEN A		14028	0078	12-15-1995		Q	I			265,500		00	2023	1010	432,800	2022	1010	397,200	
														1010	529,800		1010	447,900	
													Total		962,600	Total		845,100	
													Total		638,900	Total		638,900	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description		Amount		Code	Description	Number	Amount	Comm Int									
Total				0.00								APPRAISED VALUE SUMMARY							
												Appraised Bldg. Value (Card) 564,500							
												Appraised Xf (B) Value (Bldg) 0							
												Appraised Ob (B) Value (Bldg) 0							
												Appraised Land Value (Bldg) 537,000							
												Special Land Value 0							
												Total Appraised Parcel Value 1,101,500							
												Valuation Method C							
												Total Appraised Parcel Value 1,101,500							
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				
16	10-29-2008	MS	Miscellaneous	5,500		100		PELLET STOVE		07-09-2015	SJD	9		01	Measure - No Entry				
405	10-11-2001	AD	Addition	5,500	06-17-2002	100		DECK,7X16,12X16,5X13		04-12-2013	VGS			20	Field Review				
13115	03-11-1994	NC	New Construct	128,000	10-17-1995	100		28X36 2STY/GAR UND		06-17-2002	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	40,000	SF 8.75	1.00000	5	1.00	0070	1.389			1.0000	12.16	486,200			
1	1010	Single Family	RC	Residual	1.220	AC 35,000.00	0.85573	5	1.00	0070	1.389			1.0000	0.96	50,800			
Total Card Land Units					2.14	AC	Parcel Total Land Area				2.14	Total Land Value				537,000			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1408	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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	Net Other Adj		601,469
Heat Type	05	Hot Water	Replace Cost		47,415
AC Type	03	Central	Year Built		648,883
Bedrooms	4		Effective Year Built		1995
Full Baths	2		Depreciation Code		2008
Half Baths	1		Remodel Rating		G
Extra Fixtures	0		Year Remodeled		
Total Rooms	8		Depreciation %		13
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		87
Sq Ft Fin Bsmt	624		Cns Sect Rcnld		564,500
FBM Quality	03	Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	2		Misc Imp Ovr		
Bsmt Area	1408		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	1,296	1,296	1,296	213.14	276,224
BSM	Basement	0	1,408	282	42.69	60,104
CTH	Cathedral Ceiling	0	288	29	21.46	6,181
FUS	Finished Upper Story	1,008	1,008	1,008	213.14	214,841
UAT	Unfinished Attic	0	1,008	151	31.93	32,183
WDK	Deck	0	560	56	21.31	11,936
Ttl Gross Liv / Lease Area		2,304	5,568	2,822		601,469

