

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
EGAN CHRISTINE TT			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
KARIN A RECUPERO REVOCABLE T			0 No Sewer	0 Paved	0 Average	RESIDNTL	1020	448,400	448,400
131 COUNTRY CLUB WAY				0 Medium		RESIDNTL	1020	8,800	8,800
SUPPLEMENTAL DATA									
KINGSTON MA 02364		Alt Prcl ID 082/130.0-0205-0000.			Cyclical Exemption W	5			
		Scnd Hom			District Res Exem				
		Tax Class T			Assoc Pid#				
		Tot Fin Are 1496							
		Total Acres							
		Chapter La							
		GIS ID F_867666_2844733							
						Total		457,200	457,200

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
EGAN CHRISTINE TT	54929	40	05-07-2021	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
HERLIHY LEO J JR AND RECUPERO KARIN	53104	114	07-20-2020	Q	I	349,000	00	2023	1020	421,300	2022	1020	342,800
FORTINI KENNETH G TT	47648	0108	10-25-2016	Q	I	1	1A		1020	6,800		1020	6,800
FORTINI KENNETH	47546	0334	10-03-2016	Q	I	357,500	00						
MOODY JOHN R	43254	0184	06-25-2013	Q	I	280,000	00						
								Total		428,100	Total		349,600

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)	448,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	8,800
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	457,200
Valuation Method	C
Total Appraised Parcel Value	457,200

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0001				

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
QPO-23-23	07-23-2023	MN	Maintenance	21,475		100		REPLACE 3 WNDWS & 4 PAT	04-20-2021	SJD	9		01	Measure - No Entry
2013-221	12-06-2013	RM	Remodel	8,000		100		BATHROOM REMODEL	08-04-2014	JLF	5		30	Quality Control
261	07-01-2002	RM	Remodel	1,500	08-06-2013	100		REPL DECK & RAILING	08-06-2013	SJD	9	1	00	Measure & Listed
									07-09-2013	SJD	3		30	Quality Control

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	1020	Condo			0.000	AC	0.00	1.00000	0	1.00	0000	1.000		0.0000	0	0
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.00	Total Land Value			0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	55	Condominium	AMENITY 1	4	WO Bsmt
Model	05	Res Condo	Amenity 2	2	Deck
Grade	06	Good	Amenity 3		
Stories	2				
Occupancy			CONDO DATA		
Interior Wall 1	05	Drywall	Parcel Id	8018	C 8018
Interior Wall 2			Ownr		
Interior Floor 1	12	Hardwood	South Scape B 1 S 1		
Interior Floor 2	14	Carpet	Adjust Type	Code	Description
Heat Fuel	03	Gas	Condo Flr	B2TI	2 Bedroom TI
Heat Type	04	Forced Air-Duc	Condo Unit	1A	1A
AC Type	03	Central	COST / MARKET VALUATION		
CNS Bedrooms	2				533,187
Full Baths	2		Net Other Adj		34,440
Half Baths	1		Replace Cost		567,647
Extra Fixtures	0		Year Built		1981
Total Rooms	6		Effective Year Built		2000
Bath Style	02	Average	Depreciation Code		G
Kitchen Style	03	Modern	Remodel Rating		
Kitchen Type	3	One Person	Year Remodeled		
Kitchen Func	2		Depreciation %		21
Parking Class	3	Deeded	Functional Obsol		
SF Basement	704		External Obsol		
Bsmt Garage	0		Trend Factor		1.000
Fireplaces	1		Condition		
Part Bedroom	0		Condition %		
FBM Quality	03	Average	Percent Good		79
SF Fin Bsmt	528		Cns Sect Rcnld		448,400
Extra Openings	1		Dep % Ovr		
Gas Fireplace	0		Dep Ovr Comment		
Parking			Misc Imp Ovr		
AMENITY 1	4	WO Bsmt	Misc Imp Ovr Comment		
Amenity 2	2	Deck	Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

FUS (705 sf)
BAS (705 sf)
BSM (704 sf)
WDK (80 sf)

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
FGR1	Garage - 1 Sto	L	242	52.00	1981	A	70	C	1.00	8,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	705	705	705	342.01	241,114
BSM	Basement	0	704	141	68.50	48,223
FUS	Finished Upper Story	705	705	705	342.01	241,114
WDK	Deck	0	80	8	34.20	2,736
Ttl Gross Liv / Lease Area		1,410	2,194	1,559		533,187

