

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
KYES TIMOTHY A KYES MARY F 27 TEMPLE ST  DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	511,800	511,800
<b>SUPPLEMENTAL DATA</b>								RES LAND	1010	474,200	474,200
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2224 Total Acres 1.718 Chapter Lan GIS ID F_871680_2846335						Cyclical 5 Exemption W District Res Exem Assoc Pid#					
						Total		986,000		986,000	

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
KYES TIMOTHY A	LCC	123629	06-29-2016	Q	I	600,000	00	Year	Code	Assessed	Year	Code	Assessed				
HERSCHLER NATHAN W & DANIELLE K	LCC	117350	04-27-2012	Q	I	555,000	00	2023	1010	411,800	2022	1010	377,600				
WEBB ROBERT C & DIANE M	115707	0	02-22-2011	U	I	1	1F		1010	508,800		1010	323,600				
WEBB ROBERT & DIANE HART TRUSTE	103639	0	07-07-2003	U	I	1	1F										
WEBB ROBERT & DIANE M HART	103638	0	07-07-2003	U	I	1	1F										
Total								920,600		Total		701,200		Total		596,200	

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)	511,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	474,200
Special Land Value	0
Total Appraised Parcel Value	986,000
Valuation Method	C
Total Appraised Parcel Value	986,000

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			

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
BPO-22-49	02-10-2022	RM	Remodel	50,220		100		RMDL KIDS & MASTER BATHR	11-21-2016	SJD	9		01	Measure - No Entry
2016-184	09-16-2016	MN	Maintenance	20,000		100		32 WINDOWS AND 1 DOOR	04-12-2013	VGS			20	Field Review
74	07-09-2008	MN	Maintenance	6,400		100		RE-ROOF	11-16-2007	BSB		1	00	Measure & Listed
12745	04-15-1993	RM	Remodel	2,000		100		16.5X26 BSMNT						
11245		NC	New Construct			100		CL HOUSE, ELL, GAR U						

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	0060	1.341			1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.060	AC 35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.07	2,800
1	1010	Single Family	WP	Undevelop	0.740	AC 2,000.00	1.00000	0	1.00	0060	1.341			1.0000	0.06	2,000
Total Card Land Units					1.72	AC	Parcel Total Land Area					1.72	Total Land Value			474,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1334	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	468.00	Full
Stories	2.5				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			630,007
Interior Floor 2			Net Other Adj		43,360
Heat Fuel	02	Oil	Replace Cost		673,368
Heat Type	05	Hot Water	Year Built		1989
AC Type	01	None	Effective Year Built		1997
Bedrooms	4		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		24
Total Rooms	8		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		76
Gas Fireplaces	0		Cns Sect Rcnld		511,800
Sq Ft Fin Bsmt	400		Dep % Ovr		
FBM Quality	05	Living Area	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1334		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	1,288	1,288	1,288	228.51	294,323
BSM	Basement	0	1,334	267	45.74	61,013
DCK	Deck	0	224	22	22.44	5,027
FUS	Finished Upper Story	936	936	936	228.51	213,887
PTO	Patio	0	193	10	11.84	2,285
UHS	Unfinished Half Story	0	936	234	57.13	53,472
Ttl Gross Liv / Lease Area		2,224	4,911	2,757		630,007

