

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
KENNEY CHRISTOPHER EDWARD T		0	Water	0	Subdivision	0	Average	Description	Code		Appraised	Assessed
KENNEY KRISTEN NICOLE TT		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		511,800	511,800
54 SIMMONS DR				0	Medium			RES LAND	1010		446,000	446,000
SUPPLEMENTAL DATA												
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2469 Total Acres .70 Chapter Lan			Cyclical 5 Exemption W District Res Exem							
GIS ID F_874752_2847776		Assoc Pid#							Total		957,800	957,800

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
KENNEY CHRISTOPHER EDWARD TT		56129 88	12-07-2021	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
KENNEY CHRISTOPHER		46356 0134	12-07-2015	Q	I	627,000	00	2023	1010	388,600	2022	1010	355,300	2021	1010	321,700
FLYNN LAWRENCE P & FLYNN AMY C		38389 0269	04-02-2010	Q	I	520,000	00		1010	479,000		1010	305,000		1010	290,000
CALL DAVID F		16107 0047	04-17-1998	Q	I	334,000	00									
WATERS CHRISTOPHER M		13803 0014	08-31-1995	Q	I	310,000	00									
Total								867,600	Total	660,300	Total	611,700				

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																

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY												
Nbhd	Nbhd Name	B	Tracing	Batch														
0060					Appraised Bldg. Value (Card)	511,800	Appraised Xf (B) Value (Bldg)	0	Appraised Ob (B) Value (Bldg)	0	Appraised Land Value (Bldg)	446,000	Special Land Value	0	Total Appraised Parcel Value	957,800	Valuation Method	C
Total Appraised Parcel Value															957,800			

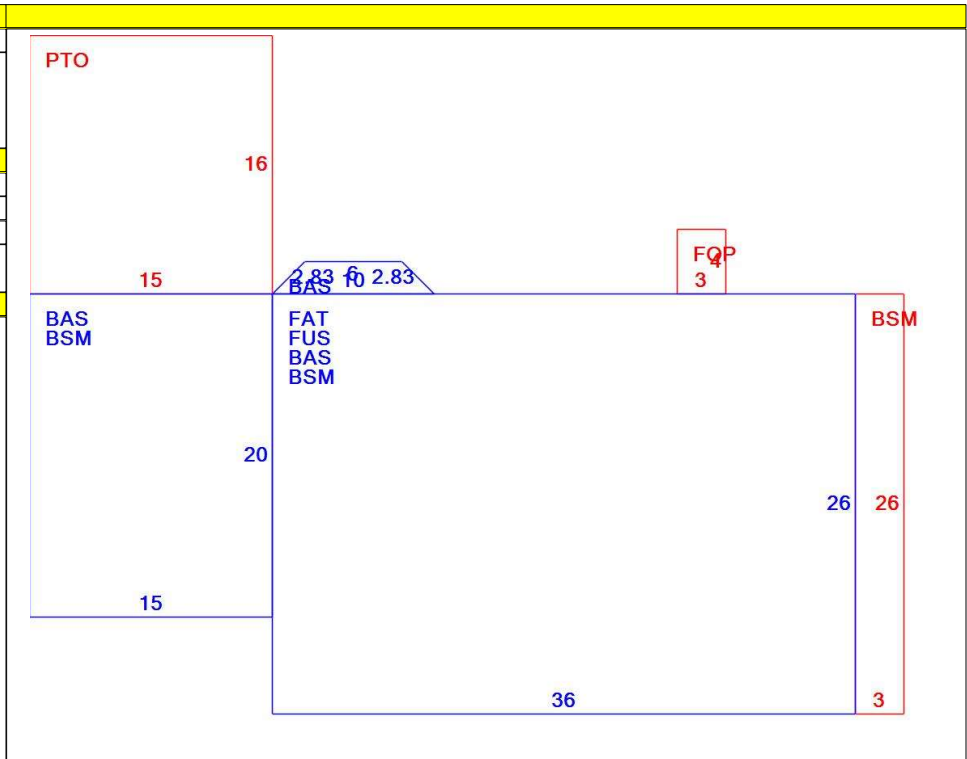
NOTES												VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result			
4/3/2019 NO INTERIOR ACCESS. SJT NOTE LEFT ON DOOR.												04-03-2019	SJT	5	01	Measure - No Entry	
BPO-22-264	06-27-2022	MN	Maintenance	28,750		100	06-27-2022	REPLACE WINDOWS	05-10-2016	SJD	9		01	Measure - No Entry			
2019-2	01-07-2019	MN	Maintenance	21,250		100		STRIP & REROOF	04-12-2013	VGS			20	Field Review			
2017-145	05-10-2017	RM	Remodel	24,500		100	03-29-2019	FINISH 432' OF ATTIC SPACE A	01-31-2011	KP	4	12		Property Estimated - No Ac			
15089	08-19-1998	MN	Maintenance	13,500		100		STRIP & REROOF/CEDAR									

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	R1	Primary	30,660	SF	10.85	1.00000	5	1.00	0060	1.341		1.0000	14.55	446,000
Total Card Land Units					0.70	AC	Parcel Total Land Area					0.70	Total Land Value			446,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1314	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	468.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	1314				

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

COST / MARKET VALUATION	
Net Other Adj	597,017
Replace Cost	27,115
Year Built	624,131
Effective Year Built	1986
Depreciation Code	2003
Remodel Rating	G
Year Remodeled	
Depreciation %	18
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	82
Cns Sect Rcnld	511,800
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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,252	1,252	1,252	217.41	272,201
BSM	Basement	0	1,314	263	43.52	57,180
FAT	Finished Attic	281	936	281	65.27	61,093
FOP	Open Porch	0	12	2	36.24	435
FUS	Finished Upper Story	936	936	936	217.41	203,499
PTO	Patio	0	240	12	10.87	2,609
Ttl Gross Liv / Lease Area		2,469	4,690	2,746		597,017

