

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
KENT JENNA NELSON BRIAN 158 TREMONT ST  DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	560,900	560,900
		SUPPLEMENTAL DATA		Cyclical Exemption W		6		RES LAND	1010	457,200	457,200
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3768 Total Acres 1.6559 Chapter Lan GIS ID F_869132_2831712		District Res Exem				RESIDNTL	1010	219,100	219,100
				Assoc Pid#				Total		1,237,200	1,237,200

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
KENT JENNA & BRIAN TT		57686 19	02-21-2023	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
KENT JENNA		56513 125	03-03-2022	U	I	1	1A	2023	1010	557,000	2022	1010	501,700
KENT JENNA		48947 0201	09-20-2017	U	I	825,000	1		1010	490,700		1010	311,800
MCNEIL CONSTANCE A		14368 0221	05-17-1996	U	I	1	1F		1010	141,200		1010	141,200
		Total						Total		1,188,900	Total		954,700
								Total			Total		898,000

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

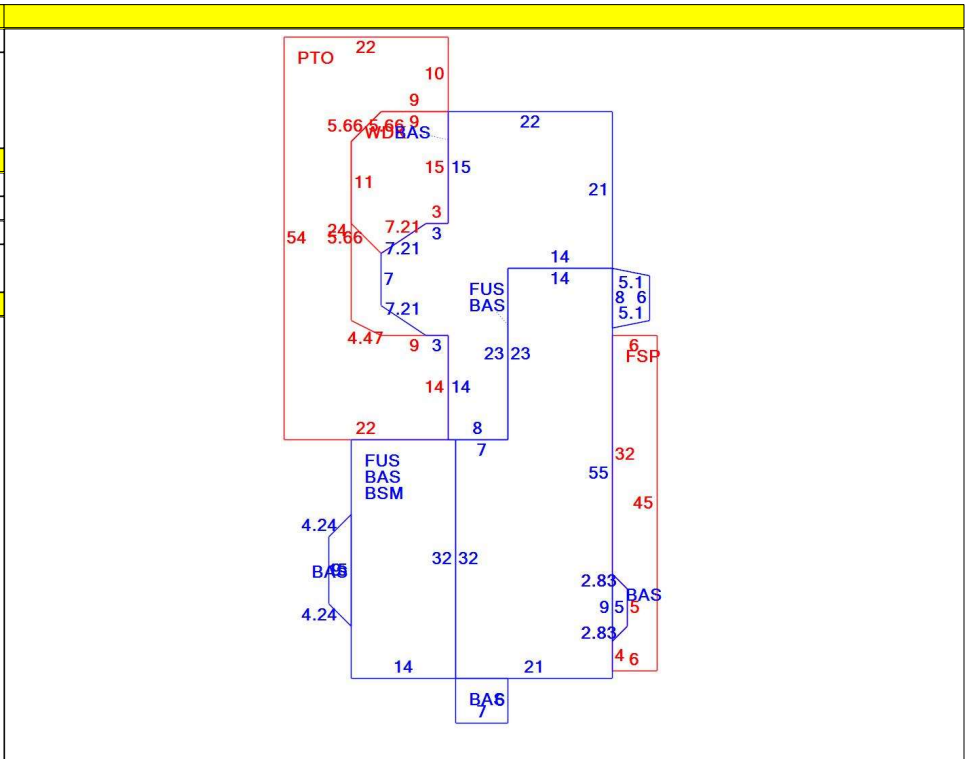
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	560,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	219,100
Appraised Land Value (Bldg)	457,200
Special Land Value	0
Total Appraised Parcel Value	1,237,200
Valuation Method	C
Total Appraised Parcel Value	1,237,200

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
15271	12-30-1998	AD	Addition	7,000		100		FLUE CAST IN CHIMNEY	11-30-2017	SJD	9		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									10-10-2012	KP	6		30	Quality Control
									01-02-2008	BSB			07	Measure - Info @ Door

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	PD	Primary	40,000 SF	8.75	1.00000	5	1.00	0060	1.341		E90	0.9000	10.56	422,500
1	1010	Single Family	PD	Residual	0.740 AC	35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.08	34,700
Total Card Land Units					1.66 AC	Parcel Total Land Area					1.66	Total Land Value			457,200	

**CONSTRUCTION DETAIL** **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	448	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id: C, Own: B, S		
Exterior Wall 1	25	Vinyl Siding	Adjust Type	Code	Description
Exterior Wall 2			Condo Flr		Factor%
Roof Structure	06	Mansard	Condo Unit		
Roof Cover	03	Asphalt	<b>COST / MARKET VALUATION</b>		
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2			Net Other Adj		701,261
Heat Fuel	03	Gas	Replace Cost		36,830
Heat Type	06	Steam	Year Built		738,091
AC Type	06	Partial	Effective Year Built		1800
Bedrooms	4		Depreciation Code		1997
Full Baths	3		Remodel Rating		VG
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %		24
Total Rooms	12		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	3		Condition %		
Extra Openings	2		Percent Good		76
Gas Fireplaces	0		Cns Sect Rcnd		560,900
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	03	Stone	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	448		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
WDK	Deck	L	210	21.00	1980	A	70	C	1.00	3,100
BRN9	Barn - Liv Area	L	1,200	123.00	1980	G	85	B	1.50	188,200
CABN	Cabin	L	225	76.00	1980	A	70	C	1.00	12,000
GNR	GENERATOR	L	1	12400.00	2021	G	85	B	1.50	15,800

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,326	2,326	2,326	176.60	410,761
BSM	Basement	0	448	90	35.48	15,894
FSP	Screened Porch	0	256	51	35.18	9,006
FUS	Finished Upper Story	1,442	1,442	1,442	176.60	254,651
PTO	Patio	0	810	41	8.94	7,240
WDK	Deck	0	207	21	17.92	3,709

<b>BUILDING SUB-AREA SUMMARY SECTION</b>						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
Ttl Gross Liv / Lease Area		3,768	5,489	3,971		701,261



11/30/2017