

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CHRISTIANSON KYLE			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
CHRISTIANSON JESSICA CREED			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	564,800	564,800	
139 FLINT LOCKE DR		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	350,700	350,700	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2306 Total Acres .938 Chapter Lan GIS ID F_868944_2833419			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	39,500	39,500	
						Total		955,000	955,000	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
CHRISTIANSON KYLE		50825 0259	02-20-2019	U	I	425,000	1	Year	Code	Assessed	Year	Code	Assessed	
DICENZO JOHN A & BERNADINE M		8372 0111	04-04-1988	U	I	1	1	2023	1010	455,000	2022	1010	431,400	
									1010	476,000		1010	401,600	
									1010	23,400		1010	17,100	
						Total		954,400	Total		850,100	Total		770,100

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
		Total	0.00					

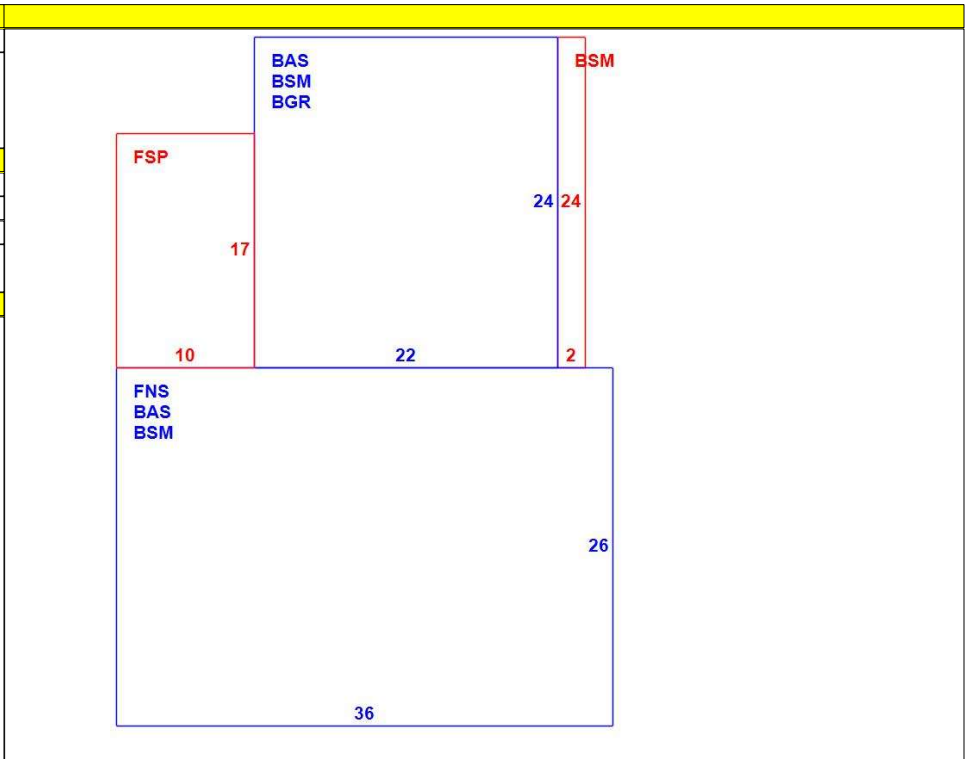
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			564,800
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			39,500
Appraised Land Value (Bldg)			350,700
Special Land Value			0
Total Appraised Parcel Value			955,000
Valuation Method			C
Total Appraised Parcel Value			955,000

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-21-110	03-22-2021	RM	Remodel	34,000	05-05-2021	100		Basement remodel. Finish area i	05-07-2021	SJT	5		20	Field Review
QP-19-86	04-25-2019	MN		23,000	06-19-2019	100	06-24-2019	22 WINDOWS, 2 DOORS AND R	02-20-2020	SJT	5		30	Quality Control
2019-84	03-20-2019	RM	Remodel	48,000	07-15-2019	100	07-15-2019	REMODEL EXTERIOR OF DWE	07-15-2019	SJT	5		06	Inspection Only
15207	11-09-1998	MN	Maintenance	5,000		100		STRIP & REROOF	06-24-2019	SJT	5		00	Measure & Listed
									06-20-2019	SJT	5		12	Property Est. - No Access
									04-29-2019	SJD	9	8	00	Measure & Listed
									04-12-2013	VGS			20	Field Review

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	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.020 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	700
Total Card Land Units					0.94 AC	Parcel Total Land Area					0.94	Total Land Value			350,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1512	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.9				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	11	Clapboard			B S
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			564,252
Interior Floor 2			Net Other Adj		56,405
Heat Fuel	07	Propane	Replace Cost		620,658
Heat Type	05	Hot Water	Year Built		1973
AC Type	03	Central	Effective Year Built		2012
Bedrooms	3		Depreciation Code		R
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		9
Total Rooms	8		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	0		Percent Good		91
Gas Fireplaces	0		Cns Sect Rcnld		564,800
Sq Ft Fin Bsmt	400		Dep % Ovr		
FBM Quality	10	Very Good	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1512		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
SPL1	Ing Pool - Ave	L	648	64.00	1988	A	70	C	1.00	29,000
SHD1	Shed	L	120	21.00	1988	A	70	C	1.00	1,800
GNR	GENERATOR	L	1	12400.00	2021	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,464	1,464	1,464	213.57	312,667
BGR	Basement Gar	0	528	0	0.00	0
BSM	Basement	0	1,512	302	42.66	64,498
FNS	Finished 90% Story	842	936	842	192.12	179,826
FSP	Screened Porch	0	170	34	42.71	7,261
Ttl Gross Liv / Lease Area		2,306	4,610	2,642		564,252

