

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
KANIA ROBERT F JR KANIA ANGELIQUE L 69 ISLAND CREEK RD DUXBURY MA 02332			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	446,000	446,000	
		SUPPLEMENTAL DATA				RES LAND	1010	473,600	473,600	
		Alt Prcl ID	Cyclical 6		RESIDNTL	1010	2,800	2,800		
		Scnd Home	Exemption							
		Tax Class T	W							
		Tot Fin Area 2268	District							
		Total Acres 1.008	Res Exem							
		Chapter Lan								
		GIS ID F_871182_2835306	Assoc Pid#							
							Total	922,400	922,400	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
KANIA ROBERT F JR		LCC 103127	04-14-2003	Q	I	592,000	00	Year	Code	Assessed	Year	Code	Assessed
CUMMINS CHARLES		LCC 93927	08-19-1998	U	I	100	1F	2023	1010	338,500	2022	1010	309,500
CUMMINS CHARLENE TR		LCC 89046	12-29-1995	U	I	1	1		1010	508,300		1010	323,000
									1010	1,600		1010	1,600
							Total	848,400	Total	634,100	Total	593,600	

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			446,000
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			2,800
Appraised Land Value (Bldg)			473,600
Special Land Value			0
Total Appraised Parcel Value			922,400
Valuation Method			C
Total Appraised Parcel Value			922,400

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
69	02-26-2007	RM	Remodel	10,000		100		RM BATHROOM	11-04-2020	SJT	10		20	Field Review
157	04-27-2004	RM	Remodel	4,300	09-04-2004	100		REROOF/ENCLOSE PORCH	04-12-2013	VGS			20	Field Review
									09-04-2004	KP		1	00	Measure & Listed

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	0.090 AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.07	4,200
Total Card Land Units					1.01 AC	Parcel Total Land Area					1.01	Total Land Value			473,600

