

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>							
KENESHEA GRETCHEN B TT GRETCHEN B KENESHEA TRUST 3 WINSLOW RD  DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code			Appraised	Assessed				
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010			638,900	638,900				
		SUPPLEMENTAL DATA		0	Light			RES LAND	1010			484,400	484,400				
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2616 Total Acres 1.238 Chapter Lan GIS ID F_872687_2834983		Cyclical 6 Exemption W District Res Exem Assoc Pid#		RESIDNTL	1010	2,900	2,900								
						Total		1,126,200	1,126,200								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
KENESHEA GRETCHEN B TT CLIFFORD ROBERT B & PRICE MIA HANUS MICHAEL J & SUSAN S		LCC	127123	07-12-2018	Q	I	760,000	00	Year	Code	Assessed	Year	Code	Assessed			
		LCC	122239	08-07-2015	Q	I	699,000	00	2023	1010	490,900	2022	1010	450,900			
		LCC	98594	12-27-2000	Q	I	540,000	00		1010	519,900		1010	330,300			
									1010	1,900		1010	1,900	2021	1010	405,000	
													1010	1,900		1010	318,700
																1010	1,900
		Total						Total		1,012,700	Total		783,100	Total		725,600	
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																	
Nbhd		Nbhd Name		B		Tracing		Batch									
0060																	
NOTES																	
BUILDING PERMIT RECORD																	
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result			
QPO-21-54	03-26-2021	MN	Maintenance	5,400		100		Insulation & Weatherization	09-13-2018	SJD	9	1	00	Measure & Listed			
2012-171	12-11-2012	MN	Maintenance	12,500		100		STRIP & REROOF	05-04-2016	SJD	9		01	Measure - No Entry			
25	02-13-2012	RM	Remodel	11,750	07-25-2012	100		2SLDRS,2PICWIND,RMWL	04-12-2013	VGS			20	Field Review			
145	05-19-2008	RM	Remodel	5,000		100		8X8 TO 8X16 CLOSET	07-25-2012	KP	5	1	00	Measure & Listed			
399	12-18-2007	RM	Remodel	10,000		100		EXIST BATHRM 42'	08-17-2009	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			11.74	469,400		
1	1010	Single Family	PD	Residual	0.320	AC 35,000.00	1.00000	5	1.00	0060	1.341			1.08	15,000		
Total Card Land Units					1.24	AC	Parcel Total Land Area					1.24	Total Land Value		484,400		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1356	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		
Exterior Wall 1	11	Clapboard			C
Exterior Wall 2					B
Roof Structure	03	Gable			S
Roof Cover	03	Asphalt	Adjust Type	Code	Description
Interior Wall 1	05	Drywall	Condo Flr		Factor%
Interior Wall 2			Condo Unit		
Interior Floor 1	12	Hardwood	<b>COST / MARKET VALUATION</b>		
Interior Floor 2			Net Other Adj		683,416
Heat Fuel	03	Gas	Replace Cost		59,440
Heat Type	05	Hot Water	Year Built		742,857
AC Type	03	Central	Effective Year Built		1970
Bedrooms	4		Depreciation Code		2007
Full Baths	3		Remodel Rating		E
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	14	
Total Rooms	9		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	86	
Gas Fireplaces	0		Cns Sect Rcnld		638,900
Sq Ft Fin Bsmt	498		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	1356		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
SHD1	Shed	L	160	21.00	2010	G	85	C	1.00	2,900

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,552	1,552	1,552	231.82	359,791
BSM	Basement	0	1,356	271	46.33	62,824
DCK	Deck	0	91	9	22.93	2,086
FSP	Screened Porch	0	196	39	46.13	9,041
FUS	Finished Upper Story	1,064	1,064	1,064	231.82	246,661
PTO	Patio	0	208	10	11.15	2,318
WDK	Deck	0	28	3	24.84	695
Ttl Gross Liv / Lease Area		2,616	4,495	2,948		683,416

