

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
KINGSTON KEVIN M SR KINGSTON LARA E 22 FEDERAL EAGLE 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	819,300	819,300
		SUPPLEMENTAL DATA		0	Light			RES LAND	1010	526,300	526,300
						RESIDNTL	1010	1,400	1,400	905  DUXBURY, MA	
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3190 Total Acres .919 Chapter Lan GIS ID F_873509_2834765		Cyclical Exemption W District Res Exem Assoc Pid#		6		Total		1,347,000	1,347,000	<b>VISION</b>	

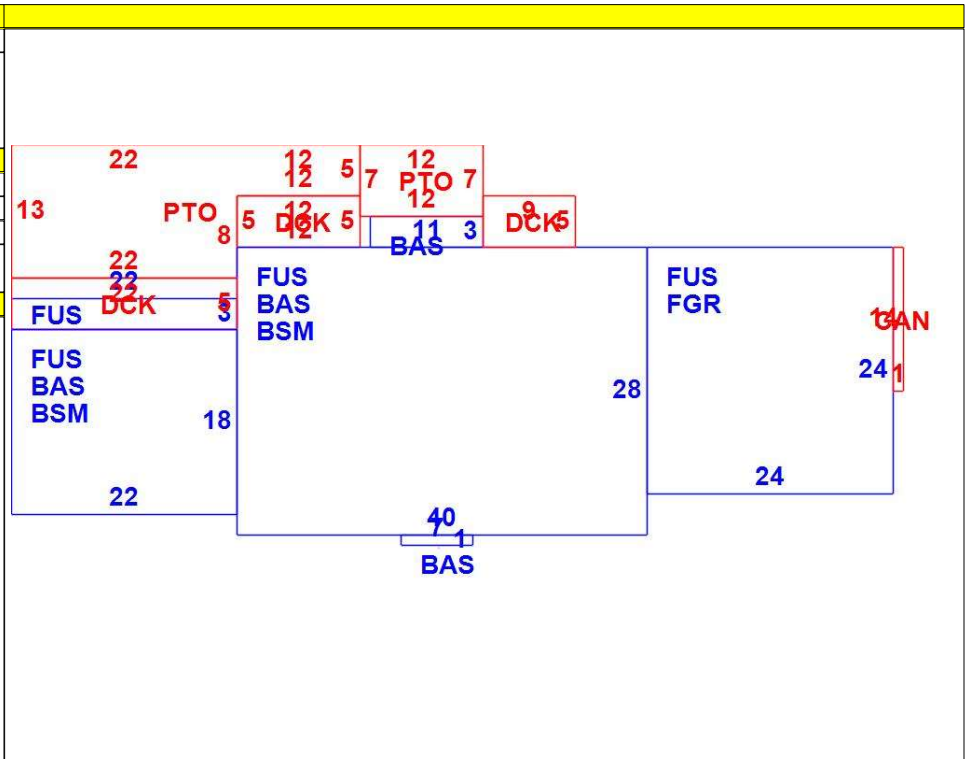
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
KINGSTON KEVIN M SR		LCC 118572	01-24-2013	Q	I	681,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
WELDON BETTY G		LCC 86324	05-09-1994	Q	I	415,000	00	2023	1010	496,900	2022	1010	456,800	2021	1010	409,100
									1010	626,000		1010	482,600		1010	402,200
									1010	2,200		1010	2,200		1010	2,200
		Total						Total		1,125,100	Total		941,600	Total		813,500

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	<b>APPRAISED VALUE SUMMARY</b>							
Total			0.00													
<b>ASSESSING NEIGHBORHOOD</b>												Appraised Bldg. Value (Card)				819,300
Nbhd												Appraised Xf (B) Value (Bldg)				0
Nbhd Name												Appraised Ob (B) Value (Bldg)				1,400
0080												Appraised Land Value (Bldg)				526,300
<b>NOTES</b>												Special Land Value				0
												Total Appraised Parcel Value				1,347,000
												Valuation Method				C
												Total Appraised Parcel Value				1,347,000

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-21-550	02-09-2022	AD	Addition	375,000		100		PLAN#AZ-03/14X24 GAR W/BE		01-31-2023	SJT	5		01	Measure - No Entry
21	04-18-2008	MN	Maintenance	33,576		100		23 REPL WINDOWS		11-25-2020	SJT	10		20	Field Review
73	03-09-2004	MN	Maintenance	16,100		100		REPLACE SHINGLES		04-12-2013	VGS			20	Field Review
14434	04-15-1997	NC	New Construct	2,000	05-01-1998	100		8X12 UTILITY SHED		04-05-2013	SJD	9	1	00	Measure & Listed
										10-04-2012	KP	6		30	Quality Control
										09-11-2008	K-B		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	PD	Primary	40,020	SF 8.75	1.00000	5	1.00	0080	1.503		1.0000	13.15	526,300	
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			526,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1516	
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		C
Exterior Wall 1	14	Wood Shingle			Owne
Exterior Wall 2	11	Clapboard			B
Roof Structure	04	Hip			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		914,848
Heat Fuel	02	Oil	Replace Cost		84,320
Heat Type	05	Hot Water	Year Built		1987
AC Type	03	Central	Effective Year Built		2003
Bedrooms	4		Depreciation Code		G
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	4		Depreciation %		18
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		82
Gas Fireplaces	0		Cns Sect Rcnd		819,300
Sq Ft Fin Bsmt	1120		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1516		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	96	21.00	1997	A	70	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,556	1,556	1,556	213.15	331,665
BSM	Basement	0	1,516	303	42.60	64,585
CAN	Canopy	0	14	1	15.23	213
DCK	Deck	0	215	22	21.81	4,689
FGR	Garage	0	576	230	85.11	49,025
FUS	Finished Upper Story	2,158	2,158	2,158	213.15	459,982
PTO	Patio	0	430	22	10.91	4,689
Ttl Gross Liv / Lease Area		3,714	6,465	4,292		914,848

