

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
KELLAR EDWARD P			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
KELLAR DORIS A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	433,400	433,400
PO BOX 1519		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	491,100	491,100	
DUXBURY MA 02331		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2242 Total Acres 1.018 Chapter Lan GIS ID F_872997_2836237			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	5,500	5,500
						Total		930,000	930,000

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
KELLAR EDWARD P		3451 0774	01-01-2001	U	I	0	1	Year	Code	Assessed	Year	Code	Assessed	
								2023	1010	331,700	2022	1010	312,500	
									1010	479,800		1010	404,800	
									1010	3,700		1010	3,700	
						Total		815,200	Total		721,000	Total		653,400

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	433,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	5,500
Appraised Land Value (Bldg)	491,100
Special Land Value	0
Total Appraised Parcel Value	930,000
Valuation Method	C
Total Appraised Parcel Value	930,000

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0070			

NOTES									

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
										09-26-2019	SJT	10		00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										04-11-2007	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	0070	1.389			12.16	486,200
1	1010	Single Family	RC	Residual	0.100 AC	35,000.00	1.00000	5	1.00	0070	1.389			1.12	4,900
Total Card Land Units					1.02 AC	Parcel Total Land Area					1.02	Total Land Value			491,100

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style	03	Colonial	Bsmt Area	1378			
Model	01	Residential	Bsmt Type	00	N/A		
Grade	06	Good	Unfin Area	0.00			
Stories	2						
Occupancy	1		<b>CONDO DATA</b>				
Exterior Wall 1	14	Wood Shingle	Parcel Id		C	Ownr	
Exterior Wall 2					B	S	
Roof Structure	03	Gable	Adjust Type	Code	Description	Factor%	
Roof Cover	03	Asphalt	Condo Flr				
Interior Wall 1	05	Drywall	Condo Unit				
Interior Wall 2			<b>COST / MARKET VALUATION</b>				
Interior Floor 1	12	Hardwood					
Interior Floor 2			Net Other Adj		545,790		
Heat Fuel	03	Gas	Replace Cost		39,875		
Heat Type	05	Hot Water	Year Built		585,665		
AC Type	01	None	Effective Year Built		1963		
Bedrooms	4		Depreciation Code		1995		
Full Baths	3		Remodel Rating		G		
Half Baths	0		Year Remodeled				
Extra Fixtures	0		Depreciation %		26		
Total Rooms	8		Functional Obsol				
Bath Style	02	Average	External Obsol				
Kitchen Style	02	Average	Trend Factor		1.000		
Extra Kitchens	0		Condition				
Fireplaces	2		Condition %				
Extra Openings	0		Percent Good		74		
Gas Fireplaces	0		Cns Sect Rcnd		433,400		
Sq Ft Fin Bsmt	276		Dep % Ovr				
FBM Quality	02	Low Quality	Dep Ovr Comment				
Foundation	06	Poured Conc	Misc Imp Ovr				
Bsmt Garage	2		Misc Imp Ovr Comment				
Bsmt Area	1378		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
PTO	Patio	L	432	15.00	2019	G	85	C	1.00	5,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,385	1,385	1,385	214.96	297,723
BSM	Basement	0	1,385	277	42.99	59,545
DCK	Deck	0	196	20	21.93	4,299
FUS	Finished Upper Story	857	857	857	214.96	184,223
Ttl Gross Liv / Lease Area		2,242	3,823	2,539		545,790

