

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
KEARNEY ROBERT M			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	
KEARNEY ALICE H			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	570,100	570,100	
79 SOULE AVE		SUPPLEMENTAL DATA			RES LAND	1010	311,900	311,900		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1748 Total Acres .49 Chapter Lan GIS ID F_872407_2832137			Cyclical 7 Exemption W District Res Exem Assoc Pid#		Total		882,000	882,000

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
KEARNEY ROBERT M		17629 0235	07-01-1999	Q	I	311,000	00	Year	Code	Assessed	Year	Code	Assessed
JUCHNO JOY		12880 0312	05-16-1994	Q	I	174,500	00	2023	1010	426,500	2022	1010	356,500
									1010	324,000		1010	271,900
								Total		750,500	Total		628,400
								Total			Total		560,500

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	570,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	311,900
Special Land Value	0
Total Appraised Parcel Value	882,000
Valuation Method	C
Total Appraised Parcel Value	882,000

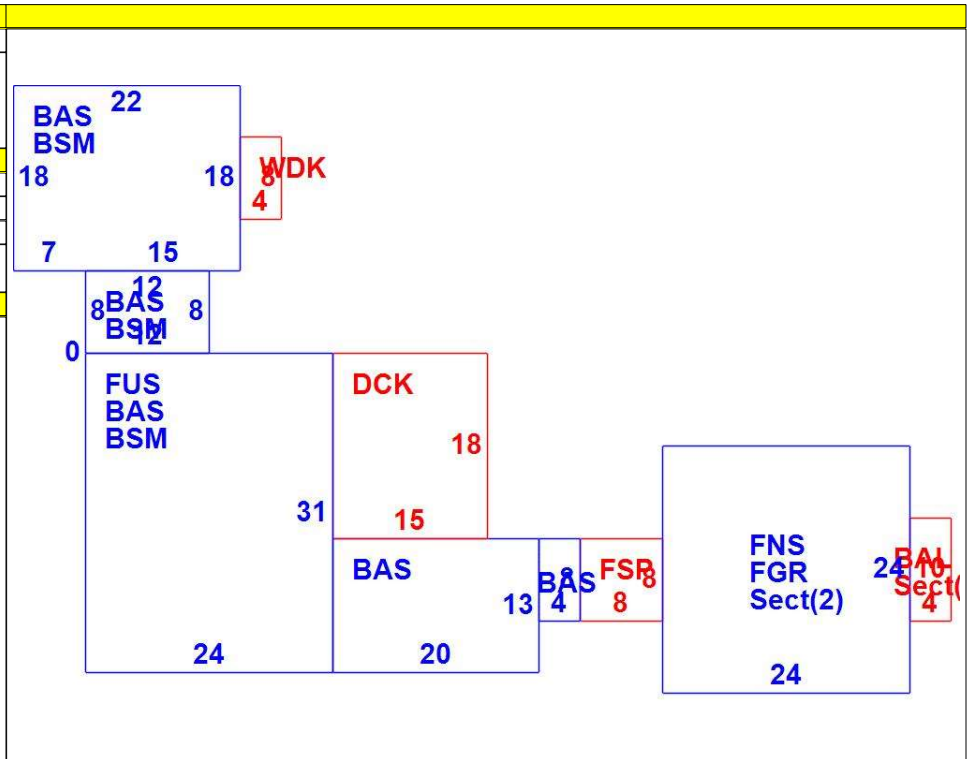
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
BP-19-274	08-27-2019	AD		65,000	03-09-2020	100		Construct a 2nd floor 24 ft x 22 ft	08-31-2020	SJT	6		20	Field Review
28	02-21-2012	AD	Addition	49,700	08-06-2012	100		18X22&8X12.75 MBDRM-ESTIM	03-09-2020	SJT	5		12	Property Est. - No Access
205	07-11-2007	AD	Addition	43,000		100		D GAR 24X34,12X24FIN	04-12-2013	VGS			20	Field Review
204	07-11-2007	AD	Addition	5,000		100		FOUNDATION 24X34	03-21-2011	K-D		1	00	Measure & Listed
629	11-21-2003	RM	Remodel	12,000	09-18-2004	100		REFURB KITCHEN						

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	21,344 SF	14.61	1.00000	5	1.00	0050	1.000		1.0000	14.61	311,900
Total Card Land Units					0.49 AC	Parcel Total Land Area					0.49	Total Land Value			311,900

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style	04	Cape Cod	Bsmt Area	0			
Model	01	Residential	Bsmt Type	00			
Grade	06	Good	Unfin Area	0.00	N/A		
Stories	2						
Occupancy	1						
Exterior Wall 1	11	Clapboard					
Exterior Wall 2							
Roof Structure	03	Gable					
Roof Cover	03	Asphalt					
Interior Wall 1	05	Drywall					
Interior Wall 2							
Interior Floor 1	09	Pine/Soft Wood					
Interior Floor 2							
Heat Fuel	03	Gas					
Heat Type	04	Forced Air-Duc					
AC Type	03	Central					
Bedrooms	3						
Full Baths	2						
Half Baths	1						
Extra Fixtures	2						
Total Rooms	7						
Bath Style	03	Modern					
Kitchen Style	03	Modern					
Extra Kitchens	0						
Fireplaces	1						
Extra Openings	0						
Gas Fireplaces	0						
Sq Ft Fin Bsmt	0						
FBM Quality							
Foundation	06	Poured Conc					
Bsmt Garage	0						
Bsmt Area	0						

CONDO DATA			
Parcel Id	C	Owne	
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION			
Net Other Adj		546,277	
Replace Cost		24,795	
Year Built		1925	
Effective Year Built		1988	
Depreciation Code		A	
Remodel Rating			
Year Remodeled			
Depreciation %		33	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		67	
Cns Sect Rcnd		382,600	
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,528	1,528	1,528	213.22	325,804
BSM	Basement	0	1,236	247	42.61	52,666
DCK	Deck	0	270	27	21.32	5,757
FSP	Screened Porch	0	64	13	43.31	2,772
FUS	Finished Upper Story	744	744	744	213.22	158,638
WDK	Deck	0	32	3	19.99	640
Ttl Gross Liv / Lease Area		2,272	3,874	2,562		546,277



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									1010	324,000		1010	271,900
								Total		750,500	Total		628,400
								Total			Total		560,500

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				

NOTES	
LOW CEILINGS	

APPRAISED VALUE SUMMARY	
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Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	311,900
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Valuation Method	C
Total Appraised Parcel Value	882,000

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Model	01	Residential	Bsmt Type	00	
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Occupancy	1				
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Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	1				
Full Baths	1				
Half Baths	0				
Extra Fixtures	2				
Total Rooms	2				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	0				

CONDO DATA			
Parcel Id	C	Own	
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Net Other Adj	176,930
Replace Cost	10,560
Year Built	2019
Effective Year Built	2021
Depreciation Code	E
Remodel Rating	
Year Remodeled	
Depreciation %	0
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	100
Cns Sect Rcnd	187,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAL	Balcony	0	40	4	23.53	941
FGR	Garage	0	576	230	93.95	54,114
FNS	Finished 90% Story	518	576	518	211.59	121,875
Ttl Gross Liv / Lease Area		518	1,192	752		176,930

