

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
DESMARAIS KYLE			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
DESMARAIS KERRI			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	408,900	408,900	
89 SOULE AVE				0 Medium		RES LAND	1010	308,500	308,500	
						RESIDNTL	1010	76,000	76,000	
SUPPLEMENTAL DATA										
DUXBURY	MA	02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1524 Total Acres .462 Chapter Lan		Cyclical 7 Exemption W District Res Exem					VISION
			GIS ID F_872305_2832235		Assoc Pid#	Total		793,400	793,400	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
DESMARAIS KYLE		51936 134	11-13-2019	Q	I	640,000	00	Year	Code	Assessed	Year	Code	Assessed
DAVIS RICHARD A II & ELIZABETH A		38714 0281	07-09-2010	U	I	327,500	1	2023	1010	437,600	2022	1010	386,000
COLSON CHARLES E		38113 0320	01-07-2010	U	I	100	1A		1010	320,500		1010	270,200
DINNEEN MARGARET (1/2)		29481 0343	11-17-2004	U	I	100	1A		1010	41,800		1010	41,800
DINNEEN MARGARET		28719 0178	07-23-2004	U	I	1	1A	Total		799,900	Total		698,000
								Total		603,000	Total		603,000

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				

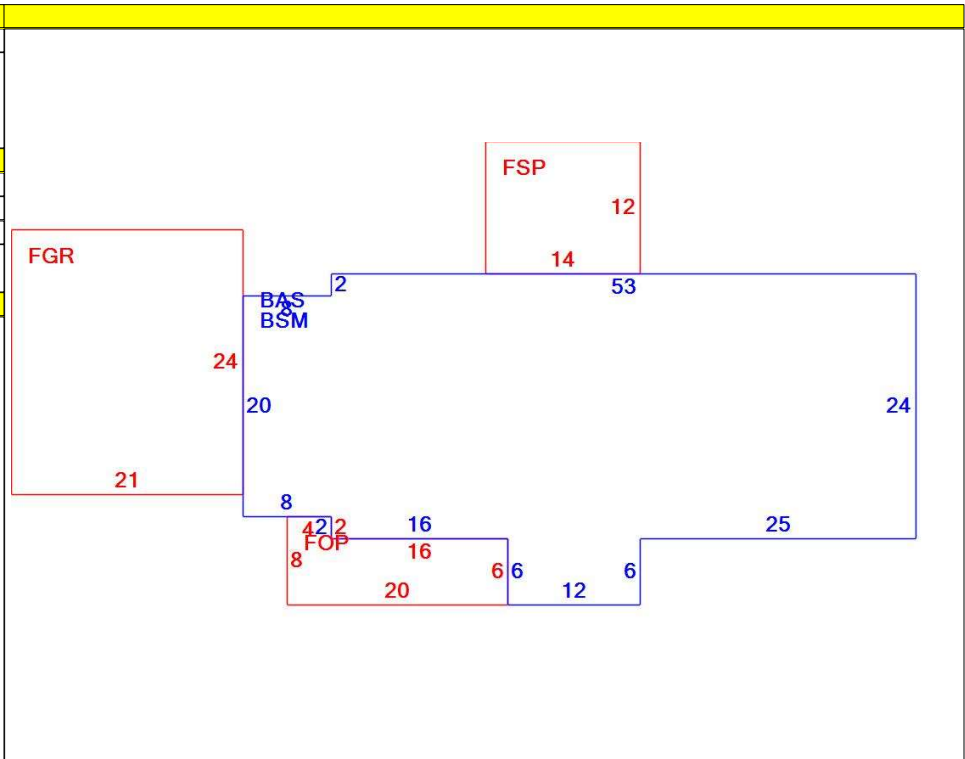
NOTES										
TWO BEDROOMS IN FIN. BASEMENT - ONE BEDROOM ON 1ST FLOOR FIN. BASEMENT CONSISTS OF FAMILY ROOM, 1 FULL BATH AND 2 BEDROOMS, 4 BED TITLE 5 10/2019										

APPRAISED VALUE SUMMARY										
Appraised Bldg. Value (Card)										408,900
Appraised Xf (B) Value (Bldg)										0
Appraised Ob (B) Value (Bldg)										76,000
Appraised Land Value (Bldg)										308,500
Special Land Value										0
Total Appraised Parcel Value										793,400
Valuation Method										C
Total Appraised Parcel Value										793,400

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
BPO-20-247	10-23-2020	BP	Bldg Permit	58,830	05-26-2021	100		Install a 18'x38' inground swimmi	03-17-2021	SJT	5		20	Field Review
262	12-06-2010	AD	Addition	46,000	11-07-2011	100		560'G,78'AD,168'SP,P	05-11-2020	SJD	9		20	Field Review
261	12-06-2010	NC	New Construct	5,000		100		560'G,78'AD,168SP,P	04-12-2013	VGS			20	Field Review
259	12-01-2010	RM	Remodel	112,000		100		1STFL 1534 BSMT 100'	11-07-2011	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	20,160	SF	15.30	1.00000	5	1.00	0050	1.000		1.0000	15.30	308,500
Total Card Land Units					0.46	AC	Parcel Total Land Area					0.46	Total Land Value			308,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1504	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	25	Vinyl Siding			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			413,998
Interior Floor 2			Net Other Adj		61,516
Heat Fuel	03	Gas	Replace Cost		475,514
Heat Type	05	Hot Water	Year Built		1970
AC Type	03	Central	Effective Year Built		2012
Bedrooms	1		Depreciation Code		R
Full Baths	2		Remodel Rating		04
Half Baths	1		Year Remodeled		2010
Extra Fixtures	1		Depreciation %		9
Total Rooms	5		Functional Obsol		5
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 Rcnd		408,900
Sq Ft Fin Bsmt	925		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	1504		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	125	15.00	2011	G	85	C	1.00	1,600
SPL1	Ing Pool - Ave	L	684	64.00	2020	G	85	A	2.00	74,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,504	1,504	1,504	200.97	302,259
BSM	Basement	0	1,504	301	40.22	60,492
FGR	Garage	0	504	202	80.55	40,596
FOP	Open Porch	0	128	19	29.83	3,818
FSP	Screened Porch	0	168	34	40.67	6,833
Ttl Gross Liv / Lease Area		1,504	3,808	2,060		413,998

