

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
KELLIHER MICHAEL P (L/E) C/O EILEEN KELLIHER PO BOX 193 FRANKLIN MA 02038		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	79,500	79,500
		SUPPLEMENTAL DATA		0	Medium			RES LAND	1010	313,200	313,200
		Alt Prcl ID Scnd Home LEASED Tax Class T Tot Fin Area 843 Total Acres .5 Chapter Lan GIS ID F_872676_2832399		Cyclical Exemption W District Res Exem Assoc Pid#				RESIDNTL	1010	3,900	3,900
						Total				396,600	396,600

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
KELLIHER MICHAEL P (L/E)		30754 0159	06-21-2005	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	85,700	2022	1010	74,500
									1010	325,300		1010	272,500
									1010	2,600		1010	2,600
								Total		413,600	Total		349,600
											Total		295,600

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
		Total	0.00					

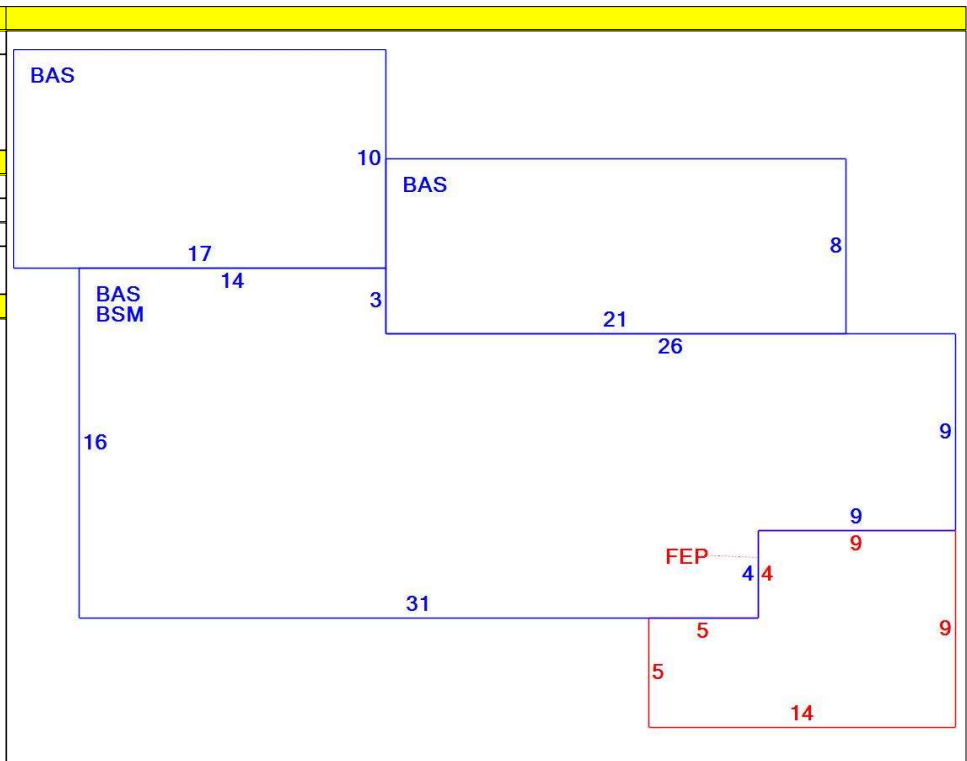
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	79,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	3,900
Appraised Land Value (Bldg)	313,200
Special Land Value	0
Total Appraised Parcel Value	396,600
Valuation Method	C
Total Appraised Parcel Value	396,600

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
									07-07-2015	SJD	7		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									04-26-2008	BSB			07	Measure - Info @ Door

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	21,780 SF	14.38	1.00000	5	1.00	0050	1.000		1.0000	14.38	313,200	
Total Card Land Units					0.50	AC	Parcel Total Land Area					0.50	Total Land Value			313,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	526	
Model	01	Residential	Bsmt Type	04	
Grade	02	Below Average	Unfin Area	0.00	Full
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	05	Average	Parcel Id		C
Exterior Wall 2					B
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			132,805
Interior Floor 2			Net Other Adj		4,250
Heat Fuel	02	Oil	Replace Cost		137,055
Heat Type	04	Forced Air-Duc	Year Built		1950
AC Type	01	None	Effective Year Built		1979
Bedrooms	2		Depreciation Code		F
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		42
Total Rooms	4		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		58
Gas Fireplaces	0		Cns Sect Rcnd		79,500
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	526		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	1980	A	70	C	1.00	2,400
PTO	Patio	L	144	15.00	2000	A	70	C	1.00	1,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	864	864	864	128.56	111,078
BSM	Basement	0	526	105	25.66	13,499
FEP	Finished Enclosed Porch	0	106	64	77.62	8,228
Ttl Gross Liv / Lease Area		864	1,496	1,033		132,805

