

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>					
KEENAN JAMES P & LUANN TT KEENAN REVOCABLE TRUST 70 PARKS ST G15  DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description		Code	Appraised	Assessed							
		0	No Sewer	0	Paved	0	Average	RESIDNTL		1020	503,400	503,400							
				0	Medium			RESIDNTL		1020	9,800	9,800							
SUPPLEMENTAL DATA																			
Alt Prcl ID 082/160.0-0272-0001.				Cyclical Exemption W		6													
Scnd Hom Tax Class T				Tot Fin Are 1802		District Res Exem													
Chapter La				GIS ID F_867867_2827954		Assoc Pid#													
										Total	513,200	513,200							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
KEENAN JAMES P & LUANN TT				49802	0214	05-16-2018		U	I	1		1A	Year	Code	Assessed	Year	Code	Assessed	
KEENAN JAMES P				48496	0348	06-01-2017		Q	I	400,000		00	2023	1020	461,300	2022	1020	393,000	
JOHNSON CAROLINE M TT				40988	0168	02-17-2012		U	I	1		1F		1020	7,600		1020	7,600	
JOHNSON CAROLINE M				19540	0312	03-23-2001		Q	I	337,500		00							
GOULD EDMOND J				13507	0277	04-03-1995		U	I	1		1A							
										Total	468,900	Total	400,600	Total	387,200				
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description		Amount	Code	Description	Number	Amount	Comm Int										
				Total	0.00														
ASSESSING NEIGHBORHOOD																			
Nbhd		Nbhd Name		B		Tracing		Batch											
0001																			
NOTES																			
POND/ROUTE 3																			
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			
2017-177	08-28-2017	MN	Maintenance	13,000		100		REPLACE 5 WINDOWS AND STRIP + REROOF			12-05-2017	SJD	9		01	Measure - No Entry			
14680	09-29-1997	MN	Maintenance	22,000		100		REPAIR WALLBOARD ETC			07-02-2013	SJD	3		30	Quality Control			
13620	04-21-1995	MN	Maintenance	3,000		100					07-01-1996	BB			70	Prior Inspection			
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	1020	Condo			0.000	AC	0.00	1.00000	0	1.00	0000	1.000		0.0000	0	0			
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.00	Total Land Value				0		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	55	Condominium	AMENITY 1	4	WO Bsmt
Model	05	Res Condo	Amenity 2	2	Deck
Grade	06	Good	Amenity 3		
Stories	2				
Occupancy			<b>CONDO DATA</b>		
Interior Wall 1	05	Drywall	Parcel Id	8009	C   8009   Owne
Interior Wall 2				70 Parks St	B   1   S   1
Interior Floor 1	12	Hardwood	Adjust Type	Code	Description
Interior Floor 2	14	Carpet	Condo Flr	B2TC	2 Bedroom TC
Heat Fuel	03	Gas	Condo Unit	1A	1A
Heat Type	04	Forced Air-Duc			Factor%
AC Type	03	Central			109
CNS Bedrooms	2				100
Full Baths	2		<b>COST / MARKET VALUATION</b>		
Half Baths	1		Net Other Adj		568,693
Extra Fixtures	1		Replace Cost		45,150
Total Rooms	5		Year Built		613,860
Bath Style	02	Average	Effective Year Built		1986
Kitchen Style	02	Average	Depreciation Code		2003
Kitchen Type	4	Full Eat-In	Remodel Rating		G
Kitchen Func	4		Year Remodeled		
Parking Class	3	Deeded	Depreciation %		18
SF Basement	954		Functional Obsol		
Bsmt Garage	0		External Obsol		
Fireplaces	1		Trend Factor		1.000
Part Bedroom	0		Condition		
FBM Quality	03	Average	Condition %		
SF Fin Bsmt	850		Percent Good		82
Extra Openings	0		Cns Sect Rcnld		503,400
Gas Fireplace	0		Dep % Ovr		
Parking			Dep Ovr Comment		
AMENITY 1	4	WO Bsmt	Misc Imp Ovr		
Amenity 2	2	Deck	Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

FUS (480 sf)
BAS (1,065 sf)
BSM (954 sf)
WDK (250 sf)

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
FGR1	Garage - 1 Sto	L	270	52.00	1986	A	70	C	1.00	9,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,065	1,065	1,065	322.94	343,929
BSM	Basement	0	954	191	64.66	61,681
FUS	Finished Upper Story	480	480	480	322.94	155,010
WDK	Deck	0	250	25	32.29	8,073
Ttl Gross Liv / Lease Area		1,545	2,749	1,761		568,693

