

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | 905 DUXBURY, MA VISION | | | | | | |
|-----------------------------|------------|---|-------------------|---|-------------|--------------------|---|--------------------------------|------------|---|-----------|--|---------------------|-----------------|------------|---|
| GUENTHER DENNIS A | | | 0 Water | 0 Two-Way | 0 Average | Description | Code | Appraised | Assessed | | | RESIDNTL 1020 365,100 365,100 | | | | |
| GUENTHER JUDITH A | | | 0 No Sewer | 0 Paved | 0 Average | | | | | | | | | | | |
| 44 KESWICK WOODS DR | | SUPPLEMENTAL DATA | | | | | | | | | | | | | | |
| NEW ALBANY OH 43054-8076 | | Alt Prcl ID 082/160.0-0272-0002. Scnd Hom NEW FY2024 | | Cyclical Exemption W District Res Exem | | Total | | 365,100 | 365,100 | | | | | | | |
| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | |
| GUENTHER DENNIS A | | 43528 | 0275 | 08-23-2013 | U | I | 200,000 | 1 | Year | Code | Assessed | Year | Code | Assessed | | |
| MITCHELL ROBERT | | 30608 | 0173 | 05-27-2005 | Q | I | 350,000 | 00 | 2023 | 1020 | 354,900 | 2022 | 1020 | 268,800 | | |
| CARTER PATRICIA | | 28115 | 0186 | 05-03-2004 | Q | I | 229,000 | 00 | Total | | 354,900 | Total | | 268,800 | | |
| | | Total | | | | | | | | | | Total | | 268,800 | | |
| 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 | | | | APPRAISED VALUE SUMMARY | | | | |
| 0001 | | | | | | | | | | | | Appraised Bldg. Value (Card) | | | 365,100 | |
| | | | | | | | | | | | | Appraised Xf (B) Value (Bldg) | | | 0 | |
| | | | | | | | | | | | | Appraised Ob (B) Value (Bldg) | | | 0 | |
| | | | | | | | | | | | | Appraised Land Value (Bldg) | | | 0 | |
| | | | | | | | | | | | | Special Land Value | | | 0 | |
| | | | | | | | | | | | | Total Appraised Parcel Value | | | 365,100 | |
| | | | | | | | | | | | | Valuation Method | | | C | |
| | | | | | | | | | | | | Total Appraised Parcel Value | | | 365,100 | |
| 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 | | |
| | | | | | | | | | 11-17-2020 | SJT | 10 | | 20 | Field Review | | |
| | | | | | | | | | 07-03-2013 | SJD | 3 | | 30 | Quality Control | | |
| 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 | 1 | Balcony |
| Model | 05 | Res Condo | Amenity 2 | | |
| Grade | 06 | Good | Amenity 3 | | |
| Stories | 1 | | | | |
| Occupancy | | | CONDO DATA | | |
| Interior Wall 1 | 05 | Drywall | Parcel Id | 8012 | C 8012 Owne |
| Interior Wall 2 | | | | Bay Farm Bldg 1 | B 1 S 1 |
| Interior Floor 1 | 12 | Hardwood | Adjust Type | Code | Description |
| Interior Floor 2 | | | Condo Flr | B1A1 | 1 Bedroom AI |
| Heat Fuel | 04 | Electric | Condo Unit | 3A | 3A |
| Heat Type | 07 | Radiant-Elec. | | | Factor% |
| AC Type | 03 | Central | COST / MARKET VALUATION | | |
| CNS Bedrooms | 1 | | | | 454,487 |
| Full Baths | 1 | | Net Other Adj | | 7,700 |
| Half Baths | 1 | | Replace Cost | | 462,197 |
| Extra Fixtures | 0 | | Year Built | | 1984 |
| Total Rooms | 4 | | Effective Year Built | | 2000 |
| Bath Style | 02 | Average | Depreciation Code | | G |
| Kitchen Style | 02 | Average | Remodel Rating | | |
| Kitchen Type | 3 | One Person | Year Remodeled | | |
| Kitchen Func | 3 | | Depreciation % | | 21 |
| Parking Class | 3 | Deeded | Functional Obsol | | |
| SF Basement | 0 | | External Obsol | | |
| Bsmt Garage | 0 | | Trend Factor | | 1.000 |
| Fireplaces | 1 | | Condition | | |
| Part Bedroom | 0 | | Condition % | | |
| FBM Quality | | | Percent Good | | 79 |
| SF Fin Bsmt | 0 | | Cns Sect Rcnld | | 365,100 |
| Extra Openings | 0 | | Dep % Ovr | | |
| Gas Fireplace | 0 | | Dep Ovr Comment | | |
| Parking | | | Misc Imp Ovr | | |
| AMENITY 1 | 1 | Balcony | Misc Imp Ovr Comment | | |
| Amenity 2 | | | Cost to Cure Ovr | | |
| | | | Cost to Cure Ovr Comment | | |

FUS
(950 sf)

BAL
(50 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 |
| | | | | | | | | | | |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | | |
|-----------------------------------|----------------------|-------------|------------|----------|-----------|----------------|--|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value | |
| BAL | Balcony | 0 | 50 | 5 | 47.59 | 2,380 | |
| FUS | Finished Upper Story | 950 | 950 | 950 | 475.90 | 452,107 | |
| Ttl Gross Liv / Lease Area | | 950 | 1,000 | 955 | | 454,487 | |

