

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
KENNEDY PAMELA J TT		0	Water	0	Private	0	Average	Description	Code	Appraised	Assessed
PAMELA J KENNEDY REVOC TRUST		0	No Sewer	0	Paved	0	Average	RESIDNTL	1020	566,800	566,800
52 BAY FARM RD				0	Light			RESIDNTL	1020	16,600	16,600
SUPPLEMENTAL DATA											
DUXBURY MA 02332		Alt Prcl ID 082/160.0-0272-0131.			Cyclical Exemption W		6				
		Scnd Hom			District Res Exem						
		Tax Class T			Assoc Pid#						
		Tot Fin Are 1693									
		Total Acres 0									
		Chapter La									
		GIS ID F_867709_2830240									
									Total	583,400	583,400

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
KENNEDY PAMELA J TT		57032	288	07-15-2022	Q	I	610,000	00	Year	Code	Assessed	Year	Code	Assessed
LANDRY MARYANN TT		43130	0107	05-30-2013	Q	I	382,681	00	2023	1020	479,500	2022	1020	404,100
NEWBERRY ELIZABETH J		34955	0258	08-15-2007	Q	I	415,000	00		1020	12,800		1020	12,800
DYSART DUXBURY REALTY TRUST		22127	0185	05-24-2002	U	I	100	1F						
DYSART VIRGINIA H		18937	0222	10-02-2000	Q	I	315,000	00						
									Total	492,300	Total	416,900	Total	405,700

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				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch					
0001					Appraised Bldg. Value (Card)				566,800
					Appraised Xf (B) Value (Bldg)				0
					Appraised Ob (B) Value (Bldg)				16,600
					Appraised Land Value (Bldg)				0
					Special Land Value				0
					Total Appraised Parcel Value				583,400
					Valuation Method				C
					Total Appraised Parcel Value				583,400

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
									09-21-2022	SJD	9	1	00	Measure & Listed
									11-03-2020	SJT	10		20	Field Review
									03-17-2014	SJD	9		12	Property Estimated - No Ac
									06-29-2013	SJD	3		30	Quality Control
									06-03-1997	KP		7	01	Measure - No Entry

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	2	Deck
Model	05	Res Condo	Amenity 2		
Grade	06	Good	Amenity 3		
Stories	2				
Occupancy			CONDO DATA		
Interior Wall 1	05	Drywall	Parcel Id	8007	C 8007 Owne
Interior Wall 2				Bay Farm Gr TH	B 1 S 1
Interior Floor 1	12	Hardwood	Adjust Type	Code	Description Factor%
Interior Floor 2			Condo Flr	B2TI	2 Bedroom TI 112
Heat Fuel	03	Gas	Condo Unit	1A	1A 100
Heat Type	04	Forced Air-Duc	COST / MARKET VALUATION		
AC Type	03	Central			
CNS Bedrooms	2				609,063
Full Baths	3		Net Other Adj		42,455
Half Baths	1		Replace Cost		651,526
Extra Fixtures	0		Year Built		1996
Total Rooms	8		Effective Year Built		2008
Bath Style	02	Average	Depreciation Code		G
Kitchen Style	02	Average	Remodel Rating		
Kitchen Type	4	Full Eat-In	Year Remodeled		
Kitchen Func	2		Depreciation %		13
Parking Class	3	Deeded	Functional Obsol		
SF Basement	793		External Obsol		
Bsmt Garage	0		Trend Factor		1.000
Fireplaces	1		Condition		
Part Bedroom	0		Condition %		
FBM Quality	05	Living Area	Percent Good		87
SF Fin Bsmt	593		Cns Sect Rcnld		566,800
Extra Openings	0		Dep % Ovr		
Gas Fireplace	0		Dep Ovr Comment		
Parking			Misc Imp Ovr		
AMENITY 1	2	Deck	Misc Imp Ovr Comment		
Amenity 2			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

FUS (833 sf)
BAS (863 sf)
BSM (793 sf)
WDK (160 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	457	52.00	1996	A	70	C	1.00	16,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	863	863	863	325.53	280,931
BSM	Basement	0	793	159	65.27	51,759
FUS	Finished Upper Story	833	833	833	325.53	271,165
WDK	Deck	0	160	16	32.55	5,208
Ttl Gross Liv / Lease Area		1,696	2,649	1,871		609,063

