

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
KENNEY CHRISTOPHER J			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA	
KIM MI K			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,157,800	1,157,800		
51 GLASS TER				0 Medium		RES LAND	1010	915,800	915,800		
<b>SUPPLEMENTAL DATA</b>											
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4402 Total Acres .978 Chapter Lan			Cyclical 7 Exemption W District Res Exem			RESIDNTL 1010 99,500		99,500	VISION
		GIS ID F_869662_2830180			Assoc Pid#			Total 2,173,100		2,173,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
KENNEY CHRISTOPHER J		48666 0118	07-14-2017	Q	I	1,350,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
CREED JOSEPH F JR TT		14540 0224	07-26-1996	U	I	470,000	1	2023	1010	890,300	2022	1010	818,100	2021	1010	679,900
MCKENNA CHRISTOPHER J		13662 0043	06-29-1995	U	V	200,000	1		1010	850,400		1010	601,000		1010	548,500
SEALUND ROGER A & KEVIN P TRUSTE		13188 0092	10-05-1994	Q	V	560,000	00		1010	69,800		1010	69,800		1010	69,800
WHITE GERALD R		13188 0087	10-05-1994	Q	V	300,000	00	Total		1,810,500	Total		1,488,900	Total		1,298,200

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0053				

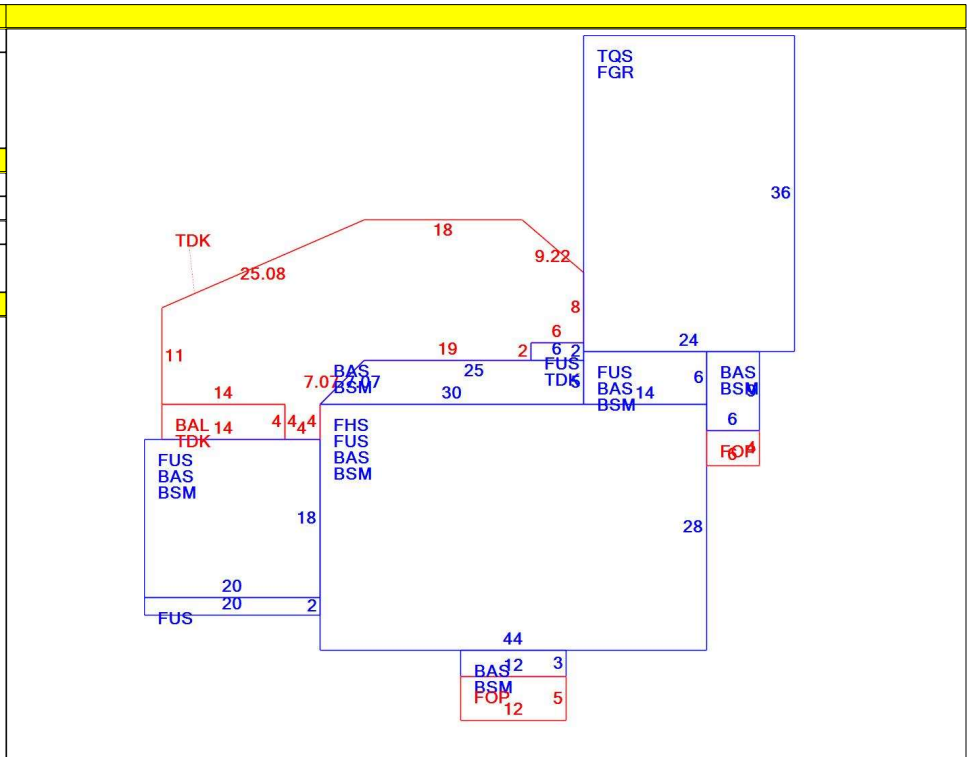
  

APPRAISED VALUE SUMMARY														
Appraised Bldg. Value (Card)										1,157,800				
Appraised Xf (B) Value (Bldg)										0				
Appraised Ob (B) Value (Bldg)										99,500				
Appraised Land Value (Bldg)										915,800				
Special Land Value										0				
Total Appraised Parcel Value										2,173,100				
Valuation Method										C				
Total Appraised Parcel Value										2,173,100				

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
79	03-12-2004	RM	Remodel	9,000	05-24-2005	100		FINISH INT OF POOLHS		11-30-2017	SJD	9	1	07	Measure - Info @ Door
584	10-30-2003	AD	Addition	21,600	05-24-2005	100		18 X 24 POOL HOUSE		04-12-2013	VGS			20	Field Review
241	05-14-2003	AD	Addition	25,000	09-29-2004	100		20X40 INGRND POOL		05-24-2005	KP		1	00	Measure & Listed
13797	08-18-1995	NC	New Construct	254,000	06-03-1996	100		44X28 SING FAM/OTHER							
345	12-28-1994	DM	Demolish		06-03-1996	100		55X40 HOUSE/20X16 PL							
13531	12-28-1994	DM	Demolish	2,000	06-03-1996	100		20X20 BARN/16X12SHED							

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	40,000	SF 8.75	1.00000	5	1.00	0053	2.083			V125	1.2500	22.79	911,400	
1	1010	Single Family	PD	Residual	0.060	AC 35,000.00	1.00000	5	1.00	0053	2.083				1.0000	1.68	4,400	
Total Card Land Units					0.98	AC	Parcel Total Land Area					0.98	Total Land Value					915,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1904	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2.5				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	11	Clapboard			B S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			
Interior Floor 2			Net Other Adj		1,264,827
Heat Fuel	03	Gas	Replace Cost		1,378,313
Heat Type	04	Forced Air-Duc	Year Built		1995
AC Type	03	Central	Effective Year Built		2005
Bedrooms	4		Depreciation Code		A
Full Baths	4		Remodel Rating		
Half Baths	2		Year Remodeled		
Extra Fixtures	6		Depreciation %		16
Total Rooms	9		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	1		Percent Good		84
Gas Fireplaces	0		Cns Sect Rcnd		1,157,800
Sq Ft Fin Bsmt	1406		Dep % Ovr		
FBM Quality	05	Living Area	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1904		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
SPL2	Ing Pool-Good	L	800	89.00	2004	A	70	C	1.00	49,800
PHS	Pool House	L	432	143.00	2004	A	70	C	1.00	43,200
FOP	Open Porch	L	104	35.00	2004	A	70	C	1.00	2,500
SPL3	Ing Hot Tub	L	80	72.00	2004	A	70	C	1.00	4,000

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAL	Balcony	0	56	6	23.68	1,326
BAS	First Floor	1,904	1,904	1,904	221.01	420,798
BSM	Basement	0	1,904	381	44.22	84,204
FGR	Garage	0	864	346	88.51	76,469
FHS	Finished Half Story	616	1,232	616	110.50	136,141
FOP	Open Porch	0	84	13	34.20	2,873
FUS	Finished Upper Story	1,728	1,728	1,728	221.01	381,901
TDK	Trex Deck	0	807	81	22.18	17,902
TQS	Three Quarter Story	648	864	648	165.76	143,213
Ttl Gross Liv / Lease Area		4,896	9,443	5,723		1,264,827

