

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
KELLEY CHRISTOPHER M & LAURA KELLEY FAMILY REVOCABLE TRUST 16 SOULE AVE DUXBURY MA 02332		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	732,700	732,700
				0	Light			RES LAND	1010	482,400	482,400
SUPPLEMENTAL DATA											
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 760 Total Acres .24 Chapter Lan				Cyclical 7 Exemption W District Res Exem		Assoc Pid#		Total		1,215,100	1,215,100

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)				
KELLEY CHRISTOPHER M & LAURA R T	53796 342	11-10-2020	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed
KELLEY CHRISTOPHER M & LAURA R T	45636 0026	06-05-2015	Q	I	785,000	00	2023	1010	565,600	2022	1010	523,800
WATERMARK LLC	44299 0074	05-08-2014	U	I	200,000	1		1010	499,000	2021	1010	409,100
KILCOYNE JAMES R & KILCOYNE JANE	3718 0317	10-18-1971	U	I	10,000	1	Total		1,064,600	Total		932,900
								Total		Total		843,000

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

NOTES											
6/2015 - ON MKT FOR \$799K											

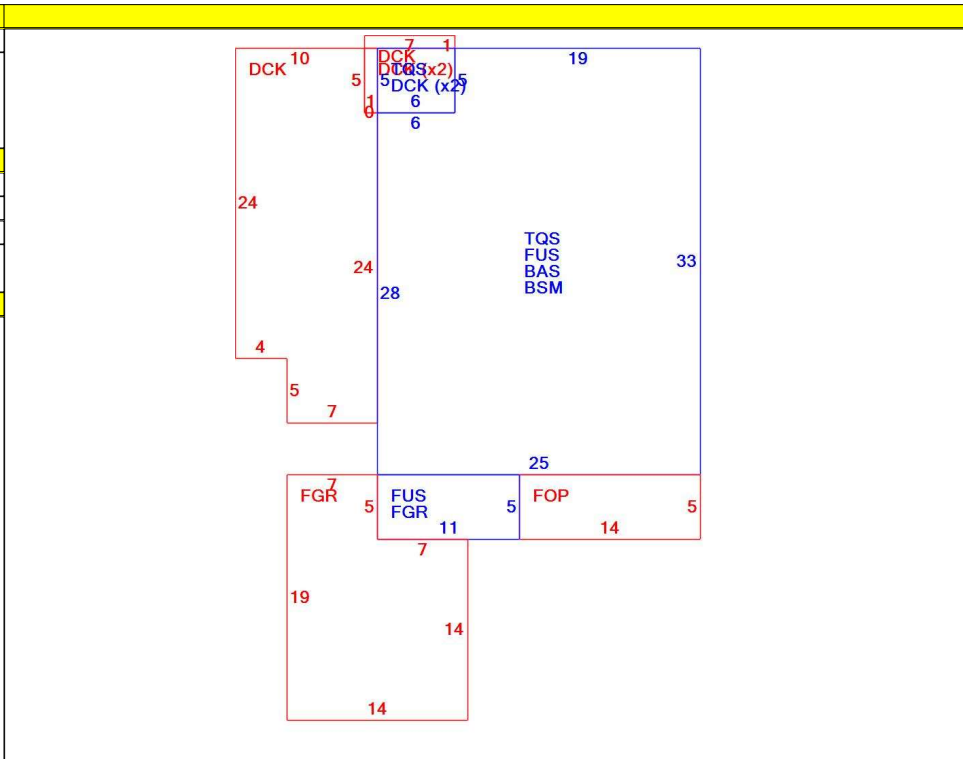
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	732,700		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	0		
Appraised Land Value (Bldg)	482,400		
Special Land Value	0		
Total Appraised Parcel Value	1,215,100		
Valuation Method	C		
Total Appraised Parcel Value	1,215,100		

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
2015-121	05-12-2015	RM	Remodel	6,200	06-03-2015	100		FINISH APPROXIMATELY 378'		06-03-2015	JLF	5		00	Measure & Listed
2014-206	07-23-2014	NC	New Construct	197,000	06-03-2015	100		SINGLE FAMILY DWELLING ON		08-25-2014	JLF			30	Quality Control
2014-171	06-25-2014	NC	New Construct	13,000	06-03-2015	100		INSTALL A 1300' FT FOUNDATI		04-12-2013	VGS			20	Field Review
2014-170	06-25-2014	DM	Demolish	13,500	08-25-2014	100		DEMO EXISTING BLDG		02-19-2008	BSB		1	00	Measure & Listed
1	12-11-1987	AD	Addition	5,000	01-01-1990	100		STOOP							

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	10,454	SF	25.64	1.00000	5	1.00	0050	1.000		V180	1.8000	25.64	482,400
Total Card Land Units					0.24	AC	Parcel Total Land Area					0.24	Total Land Value			482,400	

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	795	
Model	01	Residential	Bsmt Type	04	
Grade	09	Custom	Unfin Area	417.00	Full
Stories	2.75				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			747,826
Interior Floor 2			Net Other Adj		48,545
Heat Fuel	03	Gas	Replace Cost		796,370
Heat Type	04	Forced Air-Duc	Year Built		2014
AC Type	03	Central	Effective Year Built		2013
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	8	
Total Rooms	8		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	92	
Gas Fireplaces	1		Cns Sect Rcnld		732,700
Sq Ft Fin Bsmt	378		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	795		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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	795	795	795	289.29	229,989
BSM	Basement	0	795	159	57.86	45,998
DCK	Deck	0	371	37	28.85	10,704
FGR	Garage	0	286	114	115.31	32,980
FOP	Open Porch	0	70	11	45.46	3,182
FUS	Finished Upper Story	850	850	850	289.29	245,900
TQS	Three Quarter Story	619	825	619	217.06	179,073
Ttl Gross Liv / Lease Area		2,264	3,992	2,585		747,826

