

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
KEEFE VICTORIA			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
KEEFE STEPHEN J			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	514,000	514,000
5 MAYFLOWER RD		SUPPLEMENTAL DATA				RES LAND	1010	502,300	502,300
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2496 Total Acres .28 Chapter Lan GIS ID F_871573_2830950				RESIDNTL	1010	11,000	11,000
				Cyclical Exemption W District Res Exem	7				
				Assoc Pid#					
Total							1,027,300	1,027,300	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
KEEFE VICTORIA		13154 0042	09-20-1994	U	I	64,000	1	Year	Code	Assessed	Year	Code	Assessed
MAHONEY PAUL J		12851 0206	05-02-1994	U	I	63,000	1	2023	1010	402,000	2022	1010	336,700
									1010	392,700		1010	347,500
									1010	900		1010	900
Total							795,600	Total	685,100	Total	605,100		

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

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card) 514,000
 Appraised Xf (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 11,000
 Appraised Land Value (Bldg) 502,300
 Special Land Value 0
 Total Appraised Parcel Value 1,027,300
 Valuation Method C

Total Appraised Parcel Value 1,027,300

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0040			

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
BPO-23-59	03-17-2023	AD	Addition	50,000		0		PLAN BB-010= 24X26 ATTACHE		08-21-2023	SJT	5		20	Field Review
619	12-16-2004	MS	Miscellaneous	3,000		100		SHED & ROOF		11-06-2019	SJT	10		01	Measure - No Entry
14295	11-14-1996	AD	Addition	70,000	09-19-1997	100		16X44 2 STRY		04-12-2013	VGS			20	Field Review
14285	11-12-1996	AD	Addition	3,000		100		FNDATN FOR 16X44		04-08-2008	BSB		1	00	Measure & Listed

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	12,197 SF	22.63	1.00000	5	1.00	0040	1.820		1.0000	41.18	502,300
Total Card Land Units					0.28 AC	Parcel Total Land Area					0.28	Total Land Value			502,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	1376	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2.25				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1186				
FBM Quality	03	Average			
Foundation	05	Conc Block			
Bsmt Garage	0				
Bsmt Area	1376				

CONDO DATA			
Parcel Id		C	Ownr
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION			
Net Other Adj			555,450
Replace Cost			56,485
Year Built			1996
Effective Year Built			2005
Depreciation Code			A
Remodel Rating			
Year Remodeled			
Depreciation %			16
Functional Obsol			
External Obsol			
Trend Factor			1.000
Condition			
Condition %			
Percent Good			84
Cns Sect Rcnld			514,000
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
Cost to Cure Ovr			
Cost to Cure Ovr Comment			

SHD		BAS		FUS	
	10	BSM		BAS	
				BSM	
11				16	
FOP	6				
11				16	
		PTO			
					40
				24	
					28

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
HTB	Hot Tub	L	1	10500.00	2000	A	70	B	1.50	11,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,376	1,376	1,376	195.65	269,214
BSM	Basement	0	1,376	275	39.10	53,804
FOP	Open Porch	0	66	10	29.64	1,957
FUS	Finished Upper Story	1,120	1,120	1,120	195.65	219,128
PTO	Patio	0	384	19	9.68	3,717
SHD	Attached Shed	0	110	39	69.37	7,630
Ttl Gross Liv / Lease Area		2,496	4,432	2,839		555,450



5 MAYFLOWER RD

