

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
MCKEOWN DENNIS J & LOIS M TT MCKEOWN FAMILY LIVING TRUST 36 PINE HILL AVE  DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	457,300	457,300
		SUPPLEMENTAL DATA		RES LAND		0	Medium	RESIDNTL	1010	550,300	550,300
		Alt Prcl ID		Cyclical 5							
		Scnd Home		Exemption							
		Tax Class T		W							
		Tot Fin Area 1940		District							
		Total Acres 1.378		Res Exem							
		Chapter Lan									
		GIS ID F_878566_2844568		Assoc Pid#							
								Total		1,038,200	1,038,200

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCKEOWN DENNIS J & LOIS M TT		51028 91	04-24-2019	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MCKEOWN DENNIS J		4441 0356	04-28-1978	U	I	45,000	1	2023	1010	342,500	2022	1010	286,500	2021	1010	287,600
									1010	654,500		1010	504,600		1010	420,500
									1010	17,000		1010	17,000		1010	17,000
								Total		1,014,000	Total		808,100	Total		725,100

EXEMPTIONS				OTHER ASSESSMENTS				APPRaised VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 457,300			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0080			

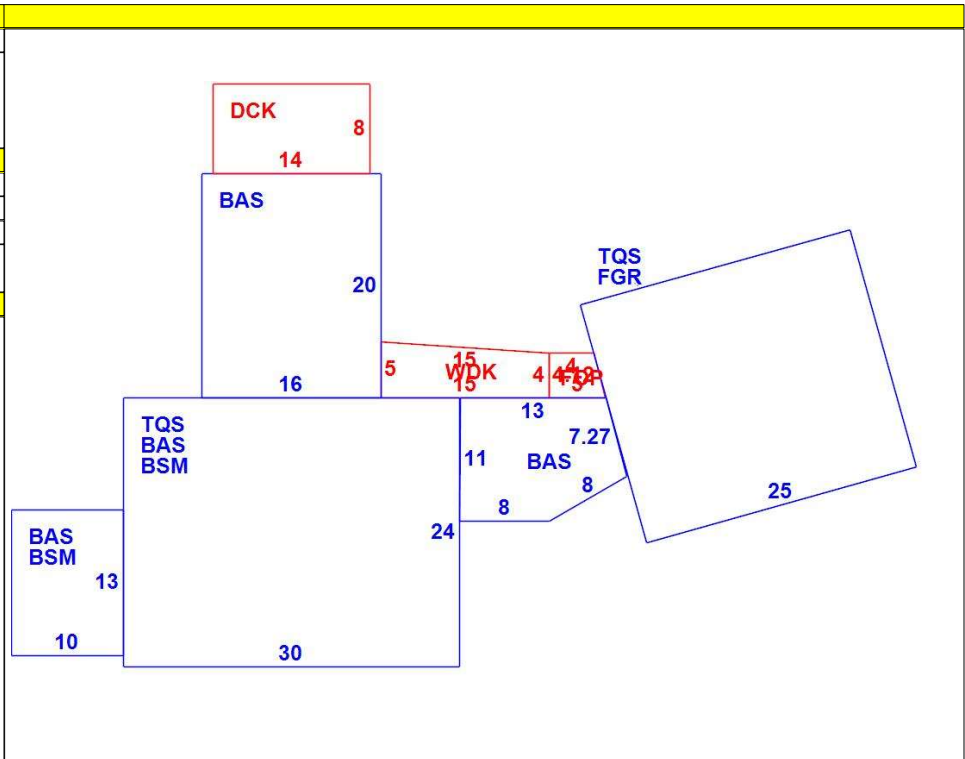
NOTES			
<p>Appraised Land Value (Bldg) 550,300</p> <p>Special Land Value 0</p> <p>Total Appraised Parcel Value 1,038,200</p> <p>Valuation Method C</p> <p>Total Appraised Parcel Value 1,038,200</p>			

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
QPO-21-27	11-05-2021	MN	Maintenance	34,229		100	11-05-2021	REPLACE 17 WINDOWS	10-06-2020	SJT	10		20	Field Review
2018-206	06-04-2018	AD	Addition	75,000	04-16-2019	100		23.3' SHED DORMER OVER GA	04-12-2013	VGS			20	Field Review
354	10-04-2006	DM	Demolish	3,500		100		DEMO CHIMNEY	10-19-1999	BSB		1	00	Measure & Listed
11214	05-10-1989	NC	New Construct			100		VINYL LINED POOL						
10988	09-26-1988	AD	Addition			100		FAMILY,LAUNDRY,2-GAR						

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	0080	1.503		1.0002	13.15	526,100
1	1010	Single Family	RC	Residual	0.460	AC 35,000.00	1.00000	5	1.00	0080	1.503		1.0000	1.21	24,200
Total Card Land Units					1.38	AC	Parcel Total Land Area					1.38	Total Land Value		550,300

**CONSTRUCTION DETAIL** **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	850	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1		<b>CONDO DATA</b>		
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		611,354
Interior Floor 2			Replace Cost		32,770
Heat Fuel	03	Gas	Year Built		644,125
Heat Type	04	Forced Air-Duc	Effective Year Built		1920
AC Type	03	Central	Depreciation Code		1992
Bedrooms	2		Remodel Rating		G
Full Baths	3		Year Remodeled		
Half Baths	2		Depreciation %		29
Extra Fixtures	2		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		71
Extra Openings	0		Cns Sect Rcnld		457,300
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	850		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
SHD1	Shed	L	108	21.00	1980	A	70	C	1.00	1,600
SPL1	Ing Pool - Ave	L	648	64.00	1989	A	70	C	1.00	29,000

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
BAS	First Floor	1,314	1,314	1,314	228.29	299,970
BSM	Basement	0	850	170	45.66	38,809
DCK	Deck	0	112	11	22.42	2,511
FGR	Garage	0	550	220	91.32	50,223
FOP	Open Porch	0	18	3	38.05	685
TQS	Three Quarter Story	953	1,270	953	171.31	217,558
WDK	Deck	0	67	7	23.85	1,598
Ttl Gross Liv / Lease Area		2,267	4,181	2,678		611,354

