

| CURRENT OWNER | | TOPO | | UTILITIES | | STRT / ROAD | | LOCATION | | CURRENT ASSESSMENT | | | | 905 DUXBURY, MA | | | | | | | |
|--|------------|-------------------|-------------|---|------------|--|------------------------|---|--------|------------------------|-----------|---|------------------|------------------------|---------------------|------|------------|------------|------|----------|--|
| KEARNEY LEO G KEARNEY PAMELA D 228 MYRTLE ST DUXBURY MA 02332 | | 0 | Water | 0 | Feeder | 0 | Average | Description | Code | Appraised | Assessed | RESIDNTL 1010 262,400 262,400 RES LAND 1010 245,200 245,200 RESIDNTL 1010 8,700 8,700 | | | | | | | | | |
| | | 0 | No Sewer | 0 | Paved | 0 | Average | | | | | | | | | | | | | | |
| | | SUPPLEMENTAL DATA | | Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1562 Total Acres .17 Chapter Lan GIS ID F_856845_2854782 | | Cyclical Exemption W District Res Exem 1 | | Assoc Pid# | | Total | | | 516,300 | 516,300 | | | | | | | |
| RECORD OF OWNERSHIP | | BK-VOL/PAGE | | SALE DATE | | Q/U V/I | | SALE PRICE | | VC | | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | | |
| KEARNEY LEO G | | 5295 | 0447 | 02-14-1983 | | U | V | 29,500 | | 1 | | Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed | |
| | | | | | | | | | | | | 2023 | 1010 | 201,000 | 2022 | 1010 | 165,200 | 2021 | 1010 | 168,200 | |
| | | | | | | | | | | | | | 1010 | 243,600 | | 1010 | 199,300 | | 1010 | 185,500 | |
| | | | | | | | | | | | | | 1010 | 6,300 | | 1010 | 500 | | 1010 | 500 | |
| | | Total | | | | | | | | | | Total | | 450,900 | Total | | 365,000 | Total | | 354,200 | |
| EXEMPTIONS | | | | OTHER ASSESSMENTS | | | | This signature acknowledges a visit by a Data Collector or Assessor | | | | | | | | | | | | | |
| Year | Code | Description | | Amount | | Code | Description | Number | Amount | Comm Int | | APPRAISED VALUE SUMMARY | | | | | | | | | |
| | | | | | | | | | | | | Appraised Bldg. Value (Card) 262,400 | | | | | | | | | |
| | | | | | | | | | | | | Appraised Xf (B) Value (Bldg) 0 | | | | | | | | | |
| | | | | | | | | | | | | Appraised Ob (B) Value (Bldg) 8,700 | | | | | | | | | |
| | | | | | | | | | | | | Appraised Land Value (Bldg) 245,200 | | | | | | | | | |
| | | | | | | | | | | | | Special Land Value 0 | | | | | | | | | |
| | | | | | | | | | | | | Total Appraised Parcel Value 516,300 | | | | | | | | | |
| | | | | | | | | | | | | Valuation Method C | | | | | | | | | |
| | | Total | | 0.00 | | | | | | | | Total Appraised Parcel Value 516,300 | | | | | | | | | |
| ASSESSING NEIGHBORHOOD | | | | | | | | | | | | | | | | | | | | | |
| Nbhd | | Nbhd Name | | B | | Tracing | | Batch | | | | | | | | | | | | | |
| 0050 | | | | | | | | | | | | | | | | | | | | | |
| NOTES | | | | | | | | | | | | | | | | | | | | | |
| MAJORITY OF HOUSE IS IN DUXBURY. SMALL PORTION IS IN PEMBROKE | | | | | | | | | | | | | | | | | | | | | |
| 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 | | | | | | |
| | | | | | | | | | | 11-16-2021 | SJT | 10 | | 21 | Field Review + GIS | | | | | | |
| | | | | | | | | | | 04-12-2013 | VGS | | | 20 | Field Review | | | | | | |
| | | | | | | | | | | 03-12-2004 | K&D | | 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 | 7,405 SF | 33.11 | 1.00000 | 5 | 1.00 | 0050 | 1.000 | ON PEMBROKE TOWN LINE | | | 1.0000 | | 33.11 | 245,200 | | | |
| Total Card Land Units | | | | | 0.17 | AC | Parcel Total Land Area | | | | | 0.17 | Total Land Value | | | | | 245,200 | | | |

VISION

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|-----|----------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 06 | Conventional | Bsmt Area | 880 | |
| Model | 01 | Residential | Bsmt Type | 04 | |
| Grade | 05 | Ave/Good | Unfin Area | 0.00 | Full |
| Stories | 1.9 | | | | |
| Occupancy | 1 | | CONDO DATA | | |
| Exterior Wall 1 | 11 | Clapboard | Parcel Id | | C |
| Exterior Wall 2 | | | | | B |
| Roof Structure | 03 | Gable | Adjust Type | Code | Description |
| Roof Cover | 03 | Asphalt | Condo Flr | | Factor% |
| Interior Wall 1 | 05 | Drywall | Condo Unit | | |
| Interior Wall 2 | | | COST / MARKET VALUATION | | |
| Interior Floor 1 | 12 | Hardwood | Net Other Adj | | 381,899 |
| Interior Floor 2 | | | Replace Cost | | 9,750 |
| Heat Fuel | 03 | Gas | Year Built | | 391,649 |
| Heat Type | 04 | Forced Air-Duc | Effective Year Built | | 1870 |
| AC Type | 01 | None | Depreciation Code | | 1988 |
| Bedrooms | 3 | | Remodel Rating | | A |
| Full Baths | 1 | | Year Remodeled | | |
| Half Baths | 1 | | Depreciation % | | 33 |
| Extra Fixtures | 0 | | 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 | 0 | | Percent Good | | 67 |
| Extra Openings | 0 | | Cns Sect Rcnd | | 262,400 |
| 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 | 880 | | 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 |
|------|-------------|-----|-------|------------|--------|----------|------|-------|------------|-------------|
| GNR | GENERATOR | L | 1 | 12400.00 | 2014 | A | 70 | C | 1.00 | 8,700 |

BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
|----------------------------|--------------------|-------------|------------|----------|-----------|----------------|
| BAS | First Floor | 1,008 | 1,008 | 1,008 | 215.40 | 217,120 |
| BSM | Basement | 0 | 880 | 176 | 43.08 | 37,910 |
| DCK | Deck | 0 | 456 | 46 | 21.73 | 9,908 |
| FAT | Finished Attic | 130 | 432 | 130 | 64.82 | 28,002 |
| FNS | Finished 90% Story | 403 | 448 | 403 | 193.76 | 86,805 |
| FOP | Open Porch | 0 | 64 | 10 | 33.66 | 2,154 |
| Ttl Gross Liv / Lease Area | | 1,541 | 3,288 | 1,773 | | 381,899 |

