

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
KALMBACH CHRISTOPHER M WANUCHA FRANCESCA G 135 DUCK HILL RD		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	421,900	421,900
DUXBURY MA 02332		SUPPLEMENTAL DATA				0	Medium	RES LAND	1010	547,900	547,900
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2068 Total Acres 1.188 Chapter Lan GIS ID F_877302_2846392		Cyclical Exemption W District Res Exem		5					
				Assoc Pid#		Total		969,800		969,800	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
KALMBACH CHRISTOPHER M		48722	0149	07-28-2017	Q	I	629,000	00	Year	Code	Assessed	Year	Code	Assessed
POINIER JEREMIAH C & SUSAN W		4581	0281	12-05-1978	U	I	88,900	1	2023	1010	295,300	2022	1010	269,900
										1010	535,300		1010	451,700
		Total							830,600		Total		721,600	
									Total		Total		652,900	

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
0070				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	421,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	547,900
Special Land Value	0
Total Appraised Parcel Value	969,800
Valuation Method	C
Total Appraised Parcel Value	969,800

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-20-10	09-21-2020	MN	Maintenance	1,953		100		Replace 1 Door		05-11-2023	SJT	10		01	Measure - No Entry
QP-20-17	02-21-2020	MN		23,400		100		REPLACE 19 WINDOWS		12-22-2017	SJD	9	1	06	Inspection Only
BP-19-371	11-07-2019	RM		26,000	06-26-2020	100	11-08-2019	Remodel/Refurbish Kitchen & Ba		12-12-2017	SJD	9		01	Measure - No Entry
14488	05-21-1997	NC	New Construct	4,000	05-18-1998	100		26X10&4X6 DECK		04-12-2013	VGS			20	Field Review
										04-02-2005	KP		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	PD	Primary	40,000	SF	8.75	1.00000	5	1.00	0070	1.389		13.37	534,800
1	1010	Single Family	OS	Residual	0.270	AC	35,000.00	1.00000	5	1.00	0070	1.389		1.11	13,100
Total Card Land Units					1.19	AC	Parcel Total Land Area					1.19	Total Land Value		547,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1150	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2.9		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	07	Gambrel	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		510,831
Interior Floor 2			Replace Cost		23,270
Heat Fuel	02	Oil	Year Built		534,102
Heat Type	05	Hot Water	Effective Year Built		1979
AC Type	01	None	Depreciation Code		2000
Bedrooms	4		Remodel Rating		G
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		21
Extra Fixtures	1		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		79
Extra Openings	0		Cns Sect Rcnld		421,900
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	2		Cost to Cure Ovr		
Bsmt Area	1150		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
BAL	Balcony	0	32	3	17.41	557
BAS	First Floor	1,048	1,048	1,048	185.76	194,673
BSM	Basement	0	1,150	230	37.15	42,724
FUS	Finished Upper Story	1,020	1,020	1,020	185.76	189,472
UNS	Unfin 90% Story	0	936	421	83.55	78,204
WDK	Deck	0	284	28	18.31	5,201
Ttl Gross Liv / Lease Area		2,068	4,470	2,750		510,831

