

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
KANE THOMAS JOSEPH			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
492 KEENE ST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	702,500	702,500	
DUXBURY MA 02332		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	350,000	350,000		
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2824 Total Acres .918 Chapter Lan GIS ID F_859482_2851182		Cyclical 1 Exemption W District Res Exem Assoc Pid#			RESIDNTL	1010	1,600	1,600		
						Total		1,054,100	1,054,100	<b>VISION</b>

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
KANE THOMAS JOSEPH	51252	255	06-19-2019	Q	I	711,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
MABEY PAUL TT	47497	0344	09-23-2016	U	I	100	1A	2023	1010	556,400	2022	1010	510,200	2021	1010	442,900
MABEY PAUL M	28293	0110	05-26-2004	Q	I	654,423	00		1010	364,000		1010	300,000		1010	250,000
EWING ROBERT BENTON	17957	0056	10-15-1999	Q	I	383,523	00		1010	1,100		1010	1,100		1010	1,100
S W BATES CONSTRUCTION CO INC	17267	0112	03-22-1999	Q	I	140,000	00	Total		921,500	Total		811,300	Total		694,000

EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
		Total	0.00															

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch							
0050						Appraised Bldg. Value (Card)	702,500				
						Appraised Xf (B) Value (Bldg)	0				
						Appraised Ob (B) Value (Bldg)	1,600				
						Appraised Land Value (Bldg)	350,000				
						Special Land Value	0				
						Total Appraised Parcel Value	1,054,100				
						Valuation Method	C				
						Total Appraised Parcel Value	1,054,100				

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
BPO-21-411	09-09-2021	MN	Maintenance	5,000		100	10-19-2021	WEATHERIZATION/IAR SEALIN	05-05-2020	SJD	9		20	Field Review
93	03-24-2006	RM	Remodel	20,000	08-28-2006	100		700 SQ BASEMENT AREA	04-12-2013	VGS			20	Field Review
62000	05-11-2000	NC	New Construct		05-24-2001	100		ZP/SHED 8X14	08-18-2006	KP		1	00	Measure & Listed
19990076	03-01-1999	NC	New Construct	146,000	01-01-2000	100		2 STY 24X34/GAR/DECK						

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	0050	1.000		1.0000	8.75	350,000	
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			350,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1308	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	11	Clapboard			B
Roof Structure	03	Gable			S
Roof Cover	03	Asphalt	Adjust Type	Code	Description
Interior Wall 1	05	Drywall	Condo Flr		Factor%
Interior Wall 2			Condo Unit		
Interior Floor 1	12	Hardwood	<b>COST / MARKET VALUATION</b>		
Interior Floor 2			Net Other Adj		781,370
Heat Fuel	02	Oil	Replace Cost		54,880
Heat Type	05	Hot Water	Year Built		836,250
AC Type	03	Central	Effective Year Built		1999
Bedrooms	4		Depreciation Code		2005
Full Baths	3		Remodel Rating		A
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		16
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		84
Gas Fireplaces	0		Cns Sect Rcnld		702,500
Sq Ft Fin Bsmt	700		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1308		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
SHD1	Shed	L	112	21.00	2000	A	70	C	1.00	1,600

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,308	1,308	1,308	223.82	292,762
BSM	Basement	0	1,308	262	44.83	58,642
DCK	Deck	0	244	24	22.02	5,372
FGR	Garage	0	528	211	89.44	47,227
FNS	Finished 90% Story	670	744	670	201.56	149,962
FOP	Open Porch	0	144	22	34.20	4,924
FUS	Finished Upper Story	864	864	864	223.82	193,384
UAT	Unfinished Attic	0	864	130	33.68	29,097
Ttl Gross Liv / Lease Area		2,842	6,004	3,491		781,370

