

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
KELLEHER NANCY S			0 Water	1 Paper Street	0 Average	Description	Code	Appraised	Assessed
47 CROOKED LN			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,126,400	1,126,400
DUXBURY MA 02332		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	1,752,200	1,752,200
		Alt Prcl ID			Cyclical 8	RESIDNTL	1010	135,800	135,800
		Scnd Home			Exemption				
		Tax Class T			W				
		Tot Fin Area 4680			District				
		Total Acres .84			Res Exem				
		Chapter Lan							
		GIS ID F_885909_2842980			Assoc Pid#				
						Total		3,014,400	3,014,400

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
KELLEHER NANCY S	38418	0230	04-13-2010	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed		
KELLEHER RICHARD M	16952	0081	12-18-1998	U	I	100	1F	2023	1010	821,100	2022	1010	749,800		
KELLEHER NANCY S	14710	0294	10-10-1996	Q	I	737,000	00		1010	1,616,000	2021	1010	1,023,500		
									1010	140,200		1010	140,200		
								Total		2,577,300	Total		1,955,200	Total	1,827,600

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
0130			

NOTES			

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	1,126,400		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	135,800		
Appraised Land Value (Bldg)	1,752,200		
Special Land Value	0		
Total Appraised Parcel Value	3,014,400		
Valuation Method	C		
Total Appraised Parcel Value	3,014,400		

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
105	04-15-2008	RM	Remodel	10,000		100		TWO BATHROOMS	05-24-2023	SJD	10		01	Measure - No Entry
402	09-02-1999	NC	New Construct	22,500	05-18-2001	100		INGR SWIM POOL	04-12-2013	VGS			20	Field Review
19990369	08-19-1999	NC	New Construct	21,000	05-18-2001	100		13X30 POOL HSE1/2BTH	03-13-2013	AO	6	6	30	Quality Control
									04-16-2008	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	36,590	SF	9.37	1.00000	5	1.00	0130	4.259	L120	1.2000	47.89	1,752,200
Total Card Land Units					0.84	AC	Parcel Total Land Area					0.84	Total Land Value			1,752,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2514	
Model	01	Residential	Bsmt Type	00	N/A
Grade	10	Custom +	Unfin Area	0.00	N/A
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	07	Gambrel			
Roof Cover	10	Wood Shingle			
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	5				
Full Baths	3				
Half Baths	2				
Extra Fixtures	2				
Total Rooms	11				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	2514				

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

COST / MARKET VALUATION	
Net Other Adj	1,433,886
Replace Cost	48,175
Year Built	1,482,060
Effective Year Built	1907
Depreciation Code	1997
Remodel Rating	VG
Year Remodeled	
Depreciation %	24
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	76
Cns Sect Rcnd	1,126,400
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
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
FGR1	Garage - 1 Sto	L	589	52.00	1999	A	70	B	1.50	32,200
SHD1	Shed	L	28	21.00	1999	A	70	C	1.00	400
SHD1	Shed	L	28	21.00	1999	A	70	C	1.00	400
SPL2	Ing Pool-Good	L	800	89.00	1999	A	70	C	1.00	49,800
PHS	Pool House	L	529	143.00	1999	A	70	C	1.00	53,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,574	2,574	2,574	262.95	676,842
BSM	Basement	0	2,514	503	52.61	132,266
DCK	Deck	0	569	57	26.34	14,988
FEP	Finished Enclosed Porch	0	48	29	158.87	7,626
FOP	Open Porch	0	132	20	39.84	5,259
FSP	Screened Porch	0	786	157	52.52	41,284
FUS	Finished Upper Story	2,106	2,106	2,106	262.95	553,780
WDK	Deck	0	72	7	25.56	1,841
Ttl Gross Liv / Lease Area		4,680	8,801	5,453		1,433,886

