

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
KEOHAN PAUL W MCNAMARA KATHLEEN M 145 CHESTNUT ST DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	376,400	376,400
		SUPPLEMENTAL DATA		Cyclical 9		Exemption W		RES LAND	1010	402,700	402,700
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2259 Total Acres .413 Chapter Lan GIS ID F_876078_2835306		District Res Exem Assoc Pid#		RESIDNTL	1010	10,900	10,900	905 DUXBURY, MA	
						Total		790,000	790,000	VISION	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
KEOHAN PAUL W		11987 0243	06-28-1993	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
KEOHAN PAUL W		10542 0050	06-28-1993	U	I	1	1A	2023	1010	280,400	2022	1010	233,600
									1010	431,800		1010	279,500
									1010	7,900		1010	500
								Total		720,100	Total		513,600
								Total			Total		498,600

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					
Total			0.00							Appraised Bldg. Value (Card)			376,400	
										Appraised Xf (B) Value (Bldg)			0	
										Appraised Ob (B) Value (Bldg)			10,900	
										Appraised Land Value (Bldg)			402,700	
										Special Land Value			0	
										Total Appraised Parcel Value			790,000	
										Valuation Method			C	
										Total Appraised Parcel Value			790,000	

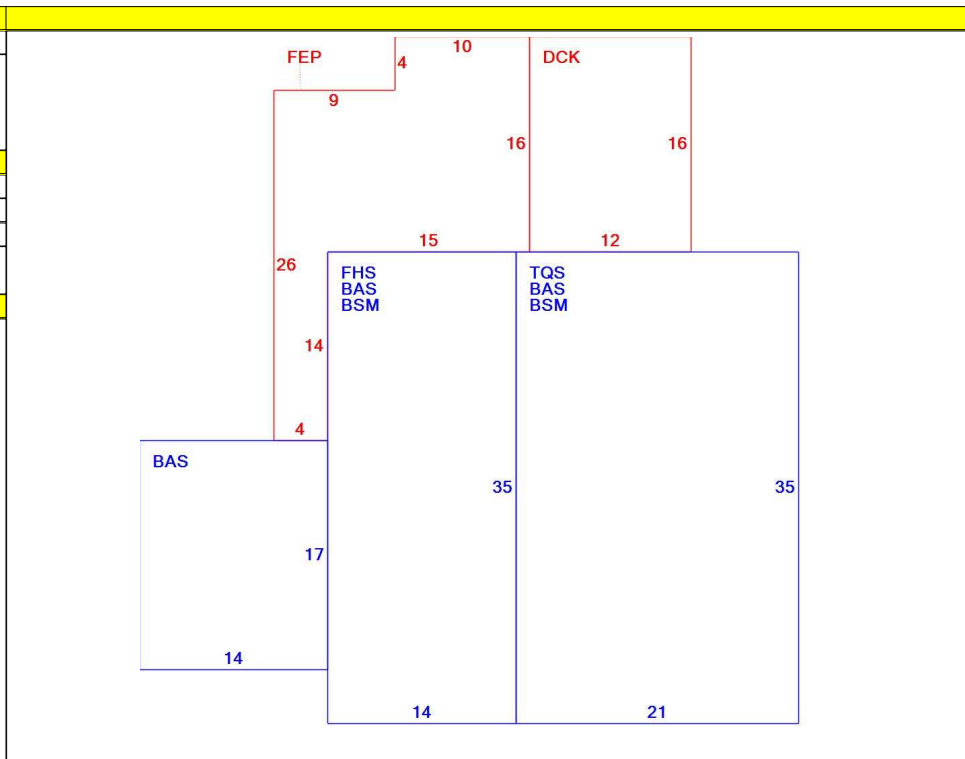
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
QPO-22-54	03-22-2022	MN	Maintenance	4,628		100	03-22-2022	WEATHERIZATION/AIR SEAL/W	12-15-2021	SJT	10		01	Measure - No Entry
2015-162	07-29-2015	MN	Maintenance	11,745		100		STRIP & REROOF	04-12-2013	VGS			20	Field Review
113	04-05-2006	AD	Addition	13,500		100		14X13,12X19,4X13 SP	05-31-2008	BSB		1	00	Measure & Listed
120000038	02-15-2000	RM	Remodel	10,000	07-16-2001	100		CAT CEILING						
15231	12-02-1998	RM	Remodel	20,000	07-16-2001	100		KTCHN/DNING-FIN 2ND						
12671	01-21-1993	MN	Maintenance	3,000		100		RMV FLT RF+RPL GBL R						
12558	10-02-1992	AD	Addition	30,000	05-26-1995	100		ADDITIONS/DORMER/REF						

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	17,997 SF	16.69	1.00000	5	1.00	0060	1.341		1.0000	22.38	402,700
Total Card Land Units					0.41 AC	Parcel Total Land Area					0.41	Total Land Value			402,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1225	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	01	None			
Bedrooms	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	2				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	05	Conc Block			
Bsmt Garage	1				
Bsmt Area	1225				

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

COST / MARKET VALUATION	
Net Other Adj	533,523
Replace Cost	20,020
Year Built	1941
Effective Year Built	1989
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	32
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	68
Cns Sect Rcnd	376,400
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
SHD1	Shed	L	48	21.00	1960	P	35	C	1.00	400
GNR	GENERATOR	L	1	12400.00	2019	G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,463	1,463	1,463	196.37	287,282
BSM	Basement	0	1,225	245	39.27	48,109
DCK	Deck	0	192	19	19.43	3,731
FEP	Finished Enclosed Porch	0	324	194	117.58	38,095
FHS	Finished Half Story	245	490	245	98.18	48,109
TQS	Three Quarter Story	551	735	551	147.21	108,197
Ttl Gross Liv / Lease Area		2,259	4,429	2,717		533,523



12/15/2021