

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
KEIR ELLEN P P.O. BOX 1787 DUXBURY MA 02331		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
		0	No Sewer	0	Paved	0	Average	RESIDENTL	1090	352,400	352,400	
				0	Heavy			RES LAND	1090	473,600	473,600	
SUPPLEMENTAL DATA								RESIDENTL	1090	12,100	12,100	
Alt Prcl ID		Cyclical		9								
Scnd Home		Exemption										
Tax Class T		W										
Tot Fin Area 963		District										
Total Acres 1.008		Res Exem										
Chapter Lan												
GIS ID F_876460_2835408		Assoc Pid#										
									Total	838,100	838,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
KEIR ELLEN P WATTS BRENT A WATTS BRENT A 117 CHESTNUT ST RLTY TRUST	47441	0221	09-09-2016	Q	I	510,000	00	Year	Code	Assessed	Year	Code	Assessed
	44370	0203	05-30-2014	U	I	1	1A	2023	1090	221,900	2022	1090	187,500
	23030	0062	10-03-2002	Q	I	375,000	00		1090	508,300		1090	323,000
	16070	0212	04-07-1998	U	I	10	1F		1090	20,500		1090	20,500
								Total	750,700	Total	531,000	Total	521,200

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

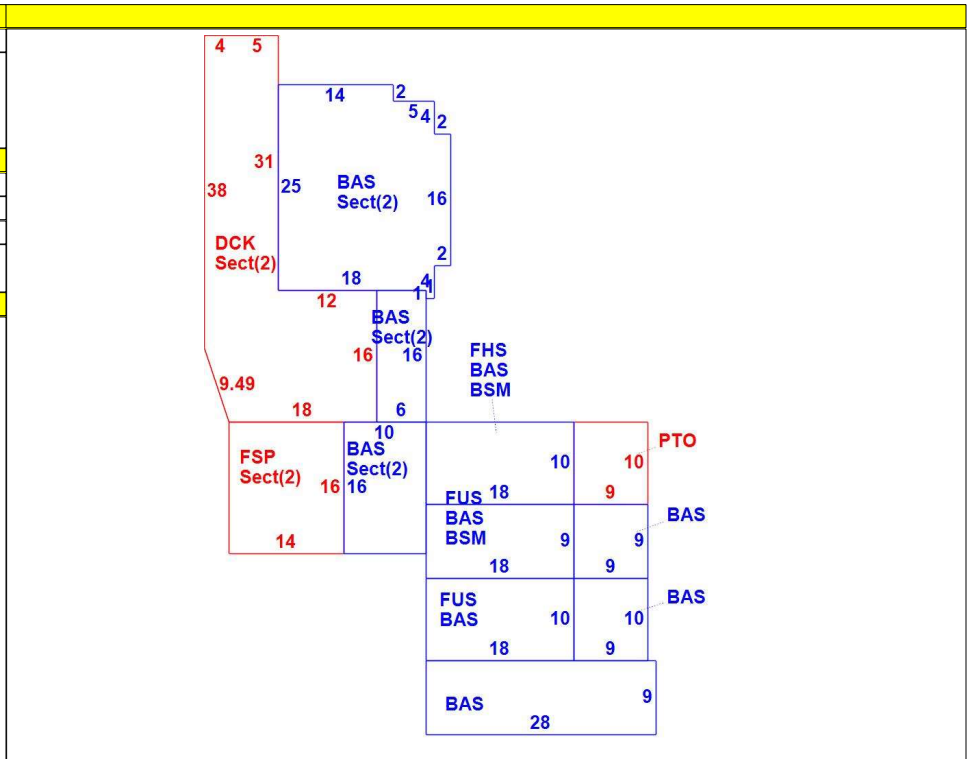
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

APPRAISED VALUE SUMMARY														
Appraised Bldg. Value (Card)										352,400				
Appraised Xf (B) Value (Bldg)										0				
Appraised Ob (B) Value (Bldg)										12,100				
Appraised Land Value (Bldg)										473,600				
Special Land Value										0				
Total Appraised Parcel Value										838,100				
Valuation Method										C				
Total Appraised Parcel Value										838,100				

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-23-18	04-26-2023	AD	Addition	23,050	06-06-2023	0		461 SF DECK		06-06-2023	SJT	5		05	Measure - Under Construct
BPO-22-495	12-16-2022	DM	Demolish	7,000	06-06-2023	100		Raze existing garage. 412sf.		04-13-2017	JLF	9	1	00	Measure & Listed
BPO-22-494	12-16-2022	DM	Demolish	5,000	06-06-2023	100		Raze existing Barn. Approx 572s		04-12-2013	VGS			20	Field Review
BPO-22-467	12-12-2022	BP	Bldg Permit	347,000	06-06-2023	75		Construct a M. Bedroom/bath ad		07-02-2008	BSB		1	07	Measure - Info @ Door
BPO-22-397	10-19-2022	AD	Addition	165,600	06-06-2023	100		ADD 2ND FL BATHROOM							
2017-147	05-10-2017	BP	Bldg Permit	6,000		100		AIR SEALING AND WEATHERIZ							
44	05-19-2008	MS	Miscellaneous	5,200		100		RUBBER ROOF FLATAREA							

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	1090	Multi Houses	RC	Primary	40,000	SF 8.75	1.00000	5	1.00	0060	1.341		1.0000	11.74	469,400
1	1090	Multi Houses	RC	Residual	0.090	AC 35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.07	4,200
Total Card Land Units					1.01	AC	Parcel Total Land Area			1.01	Total Land Value			473,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	361	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	2				
Occupancy	2		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		231,811
Interior Floor 2	09	Pine/Soft Wood	Replace Cost		435,546
Heat Fuel	03	Gas	Year Built		1928
Heat Type	04	Forced Air-Duc	Effective Year Built		1988
AC Type	01	None	Depreciation Code		A
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		33
Extra Fixtures	0		Functional Obsol		
Total Rooms	5		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		162,000
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	05	Conc Block	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	361		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	196	21.00	2023	G	85	B	1.50	5,200
LNT	Lean To	L	70	10.00	2022	E	100	A	2.00	1,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	945	945	945	159.87	151,077
BSM	Basement	0	342	68	31.79	10,871
FHS	Finished Half Story	90	180	90	79.94	14,388
FUS	Finished Upper Story	342	342	342	159.87	54,676
PTO	Patio	0	90	5	8.88	799
Ttl Gross Liv / Lease Area		1,377	1,899	1,450		231,811



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KEIR ELLEN P P.O. BOX 1787 DUXBURY MA 02331			0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
			0	No Sewer	0	Paved	0	Average	RESIDNTL	1090	352,400	352,400	
					0	Heavy			RES LAND	1090	473,600	473,600	
SUPPLEMENTAL DATA									RESIDNTL	1090	12,100	12,100	
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 963 Total Acres 1.008 Chapter Lan GIS ID F_876460_2835408					Cyclical 9 Exemption W District Res Exem Assoc Pid#				Total		838,100	838,100	

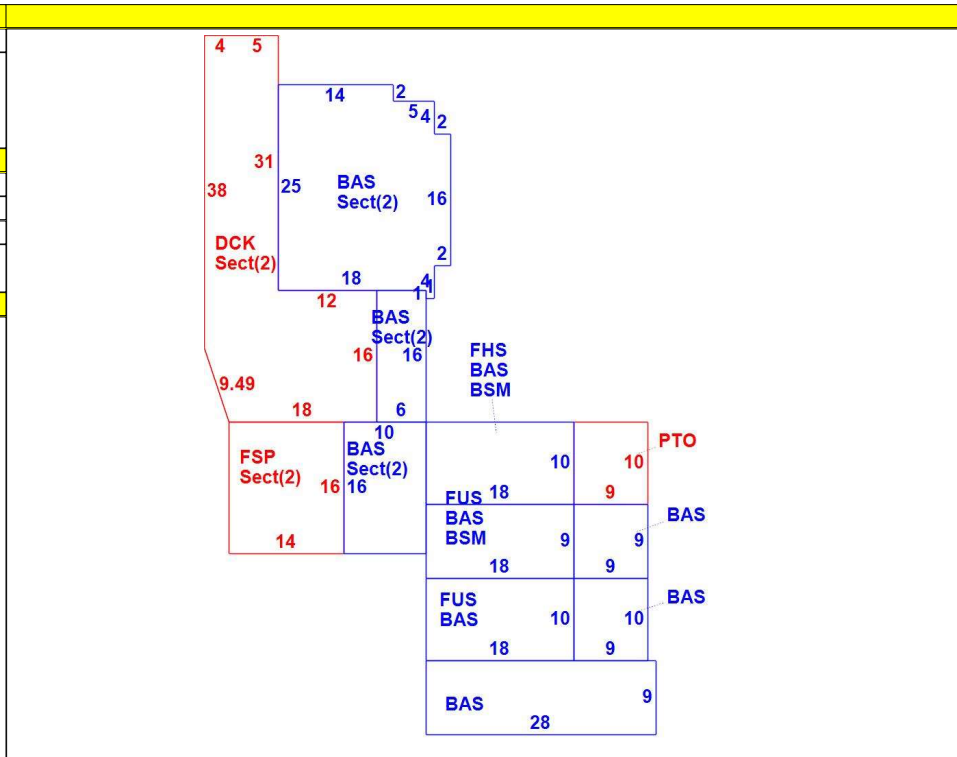
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	Year	Code	Assessed					
KEIR ELLEN P	47441	0221	09-09-2016	Q	I	510,000	00	2023	1090	221,900	2022	1090	187,500	2021	1090	189,100
WATTS BRENT A	44370	0203	05-30-2014	U	I	1	1A									
WATTS BRENT A	23030	0062	10-03-2002	Q	I	375,000	00		1090	508,300		1090	323,000		1090	311,600
117 CHESTNUT ST RLTY TRUST	16070	0212	04-07-1998	U	I	10	1F		1090	20,500		1090	20,500		1090	20,500
Total								750,700	Total	531,000	Total	521,200				

EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY							
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method
			0.00						352,400	0	12,100	473,600	0	838,100	C
This signature acknowledges a visit by a Data Collector or Assessor															
Total Appraised Parcel Value 838,100															

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
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BPO-22-495	12-16-2022	DM	Demolish	7,000	06-06-2023	100		Raze existing garage. 412sf.		04-13-2017	JLF	9	1	00	Measure & Listed
BPO-22-494	12-16-2022	DM	Demolish	5,000	06-06-2023	100		Raze existing Barn. Approx 572s		04-12-2013	VGS			20	Field Review
BPO-22-467	12-12-2022	BP	Bldg Permit	347,000	06-06-2023	75		Construct a M. Bedroom/bath ad		07-02-2008	BSB		1	07	Measure - Info @ Door
BPO-22-397	10-19-2022	AD	Addition	165,600	06-06-2023	100		ADD 2ND FL BATHROOM							
2017-147	05-10-2017	BP	Bldg Permit	6,000		100		AIR SEALING AND WEATHERIZ							
44	05-19-2008	MS	Miscellaneous	5,200		100		RUBBER ROOF FLATAREA							

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	1090	Multi Houses	RC	Primary	40,000	SF	8.75	1.00000	5	1.00	0060	1.341		1.0000	11.74	469,400
1	1090	Multi Houses	RC	Residual	0.090	AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.07	4,200
Total Card Land Units					1.01	AC	Parcel Total Land Area					1.01	Total Land Value			473,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	0	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			182,534
Interior Floor 2			Net Other Adj		11,200
Heat Fuel	03	Gas	Replace Cost		435,546
Heat Type	04	Forced Air-Duc	Year Built		2022
AC Type	01	None	Effective Year Built		2021
Bedrooms	1		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	0	
Total Rooms	3		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style			Trend Factor	1.000	
Extra Kitchens	0		Condition	UC	
Fireplaces	0		Condition %	55	
Extra Openings	0		Percent Good	55	
Gas Fireplaces	1		Cns Sect Rcnd		106,600
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	0		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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	754	754	754	212.50	160,222	
DCK	Deck	0	602	60	21.18	12,750	
FSP	Screened Porch	0	224	45	42.69	9,562	
Ttl Gross Liv / Lease Area		754	1,580	859		182,534	



CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	0	
Model	01	Residential	Bsmt Type	00	
Grade	03	Average	Unfin Area	0.00	N/A
Stories	1				
Occupancy	2		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	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			106,029
Interior Floor 2			Net Other Adj		8,800
Heat Fuel	03	Gas	Replace Cost		114,829
Heat Type	05	Hot Water	Year Built		1948
AC Type	01	None	Effective Year Built		1994
Bedrooms	1		Depreciation Code		G
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		27
Total Rooms	3		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		73
Gas Fireplaces	0		Cns Sect Rcnld		83,800
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	0		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

BAS	
21	
30	

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
PTO	Patio	L	672	15.00	1986	F	55	C	1.00	5,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	630	630	630	168.30	106,029
Ttl Gross Liv / Lease Area		630	630	630		106,029

