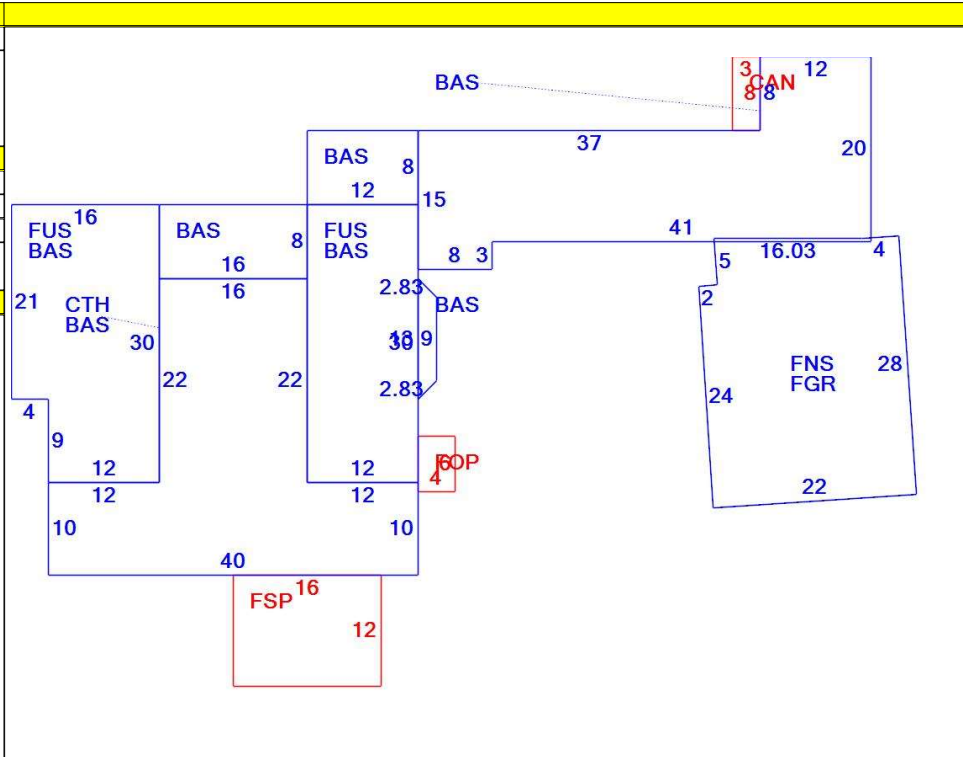


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA				
KENNELLY THOMAS J KENNELLY KRISTEN M 31 JOSSELYN AVE DUXBURY MA 02332				0 Water 0 No Sewer		0 Dead End 0 Paved 0 Light		0 Average 0 Average		Description	Code	Appraised	Assessed					
										RESIDENTL	1010	1,064,400	1,064,400	VISION				
										RES LAND	1010	1,455,300	1,455,300					
SUPPLEMENTAL DATA										Total		2,519,700	2,519,700					
Alt Prcl ID		Scnd Home		Tax Class T		Tot Fin Area 3186		Total Acres .32		Chapter Lan		GIS ID F_880851_2836344		Cyclical Exemption W District Res Exem Assoc Pid#				
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
KENNELLY THOMAS J		44763	0324	09-22-2014		U	I	1,050,000		1	Year	Code	Assessed	Year	Code	Assessed		
BARRETT ELLEN M & HALL LAURIE J TT		42836	0073	03-25-2013		U	I	0		1A	2023	1010	792,300	2022	1010	659,600		
MEISEL ROBERT C & PHYLLIS B		7098	0151	09-09-1986		U	I	381,000		1		1010	1,266,900		1010	775,100		
										Total		2,059,200	Total		1,434,700	Total		1,279,600
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										
0090																		
NOTES										Appraised Bldg. Value (Card) 1,064,400								
										Appraised Xf (B) Value (Bldg) 0								
										Appraised Ob (B) Value (Bldg) 0								
										Appraised Land Value (Bldg) 1,455,300								
										Special Land Value 0								
										Total Appraised Parcel Value 2,519,700								
										Valuation Method C								
										Total Appraised Parcel Value 2,519,700								
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-23-27	09-05-2023	MN	Maintenance	70,000		100		CEDAR SIDING & NEW GUTTE		05-11-2015	SJD	9	1	00	Measure & Listed			
2015-268	09-09-2015	RM	Remodel	52,000		100		CONSTRUCT A 520' BEDROOM		04-12-2013	VGS			20	Field Review			
2015-50	02-26-2015	RM	Remodel	70,000		100		RENOVATE BACK ROOM AND		07-02-2008	BSB		1	00	Measure & Listed			
2014-327	10-29-2014	RM	Remodel	40,691		100		REMODEL KITCHEN, FRONT E										
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	13,939 SF	20.37	1.00000	5	1.00	0090	3.661			L140	1.4000	104.40	1,455,300	
Total Card Land Units					0.32 AC	Parcel Total Land Area					0.32	Total Land Value					1,455,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	100	
Model	01	Residential	Bsmt Type	02	
Grade	10	Custom +	Unfin Area	0.00	Crawl
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type		
Roof Cover	03	Asphalt	Code		
Interior Wall 1	05	Drywall	Description		
Interior Wall 2			Factor%		
Interior Floor 1	12	Hardwood	COST / MARKET VALUATION		
Interior Floor 2			Net Other Adj		1,182,244
Heat Fuel	03	Gas	Replace Cost		41,205
Heat Type	05	Hot Water	Year Built		1,223,448
AC Type	01	None	Effective Year Built		1923
Bedrooms	3		Depreciation Code		2008
Full Baths	3		Remodel Rating		R
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		13
Total Rooms	8		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		87
Gas Fireplaces	0		Cns Sect Rcnd		1,064,400
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	100		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	2,510	2,510	2,510	279.29	701,023
CAN	Canopy	0	24	2	23.27	559
CTH	Cathedral Ceiling	0	752	75	27.85	20,947
FGR	Garage	0	616	246	111.54	68,706
FNS	Finished 90% Story	554	616	554	251.18	154,728
FOP	Open Porch	0	24	4	46.55	1,117
FSP	Screened Porch	0	192	38	55.28	10,613
FUS	Finished Upper Story	804	804	804	279.29	224,551
Ttl Gross Liv / Lease Area		3,868	5,538	4,233		1,182,244

