

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
KILDAY MICHAEL KILDAY SANDRA 12 PINE RIDGE LN  DUXBURY MA 02332		0	Water	0	Private	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	478,200	478,200
		SUPPLEMENTAL DATA		Cyclical Exemption W		7		RES LAND	1010	436,700	436,700
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1972 Total Acres .51 Chapter Lan GIS ID F_875749_2833416		District Res Exem		Assoc Pid#		RESIDNTL	1010	46,400	46,400
								Total		961,300	961,300

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
KILDAY MICHAEL WILLIAM & SANDRA L		57866 207	04-28-2023	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed		
KILDAY MICHAEL		48601 0169	06-28-2017	Q	I	705,000	00	2023	1010	364,300	2022	1010	345,400		
MCCARTHY ARLETTE L TT		37973 0328	11-30-2009	U	I	100	1A		1010	426,300		1010	364,900		
MCCARTHY JOHN H		15567 0302	10-20-1997	Q	V	82,500	00		1010	28,900		1010	600		
MERRY GEORGE B		14640 0276	09-09-1996	U	I	1	1F	Total		819,500	Total		710,900		
								Total		819,500	Total		710,900	Total	584,000

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	Batch
0070				

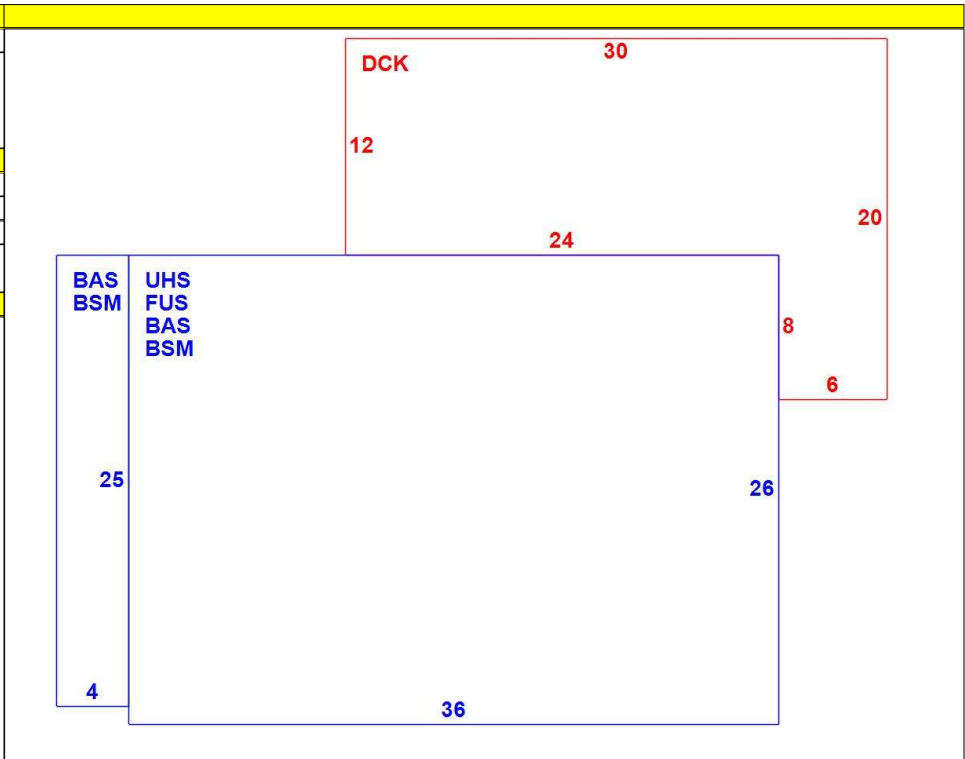
  

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	478,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	46,400
Appraised Land Value (Bldg)	436,700
Special Land Value	0
Total Appraised Parcel Value	961,300
Valuation Method	C
Total Appraised Parcel Value	961,300

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-23-25	08-18-2023	MN	Maintenance	11,800		100		STRIP & REROOF	03-09-2022	SJT	5		21	Field Review + GIS
BPO-21-188	05-13-2021	BP	Bldg Permit	34,200	03-09-2022	100		Install a 15x30 kidney shaped po	07-18-2018	JLF	5		30	Quality Control
2017-351	11-01-2017	RM	Remodel	25,000	07-18-2018	100		REMODEL KITCHEN AND INST	12-21-2017	SJD	9		01	Measure - No Entry
14769	12-23-1997	NC	New Construct	123,000	02-10-1999	100		26X36 2 STY/GAR/DECK	04-12-2013	VGS			20	Field Review
									08-13-2008	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	22,216 SF	14.15	1.00000	5	1.00	0070	1.389		1.0000	19.66	436,700
Total Card Land Units					0.51	AC	Parcel Total Land Area					0.51	Total Land Value		436,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1036	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	561.00	Full
Stories	2.6				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			538,514
Interior Floor 2			Net Other Adj		30,740
Heat Fuel	02	Oil	Replace Cost		569,253
Heat Type	05	Hot Water	Year Built		1998
AC Type	01	None	Effective Year Built		2005
Bedrooms	4		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		16
Total Rooms	7		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		478,200
Sq Ft Fin Bsmt	364		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1036		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	160	21.00	2022	G	85	B	1.50	4,300
SPL2	Ing Pool-Good	L	450	89.00	2021	A	70	B	1.50	42,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,036	1,036	1,036	219.44	227,343
BSM	Basement	0	1,036	207	43.85	45,425
DCK	Deck	0	408	41	22.05	8,997
FUS	Finished Upper Story	936	936	936	219.44	205,399
UHS	Unfinished Half Story	0	936	234	54.86	51,350
Ttl Gross Liv / Lease Area		1,972	4,352	2,454		538,514

