

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BURKE SEAN L			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
BURKE JULIE			0 No Sewer	0 Paved	0 Average	RESIDNTL	1090	410,200	410,200	
152 CHESTNUT ST				0 Heavy		RES LAND	1090	441,500	441,500	
SUPPLEMENTAL DATA						RESIDNTL	1090	1,300	1,300	VISION
DUXBURY MA 02332	Alt Prcl ID	Cyclical 9								
	Scnd Home	Exemption								
	Tax Class T	W								
	Tot Fin Area 2530	District								
	Total Acres .660	Res Exem								
	Chapter Lan									
	GIS ID F_875943_2835092	Assoc Pid#								
							Total	853,000	853,000	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BURKE SEAN L	56857	308	05-27-2022	Q	I	1,050,000	00	Year	Code	Assessed	Year	Code	Assessed
PINEAU ROBERT B	LCC	128502	05-15-2019	Q	I	578,000	00	2023	1090	310,400	2022	1090	255,800
COSTELLO CLARE TERESA TT	51090	262	05-09-2019	U	I	10	1A		1090	474,000		1090	302,000
COSTELLO JAMES F	47652	0164	10-26-2016	U	I	10	1A		1090	900		1090	900
COSTELLO JAMES F	47652	0159	10-26-2016	U	I	10	1A						
							Total	785,300	Total	558,700	Total	548,000	

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				

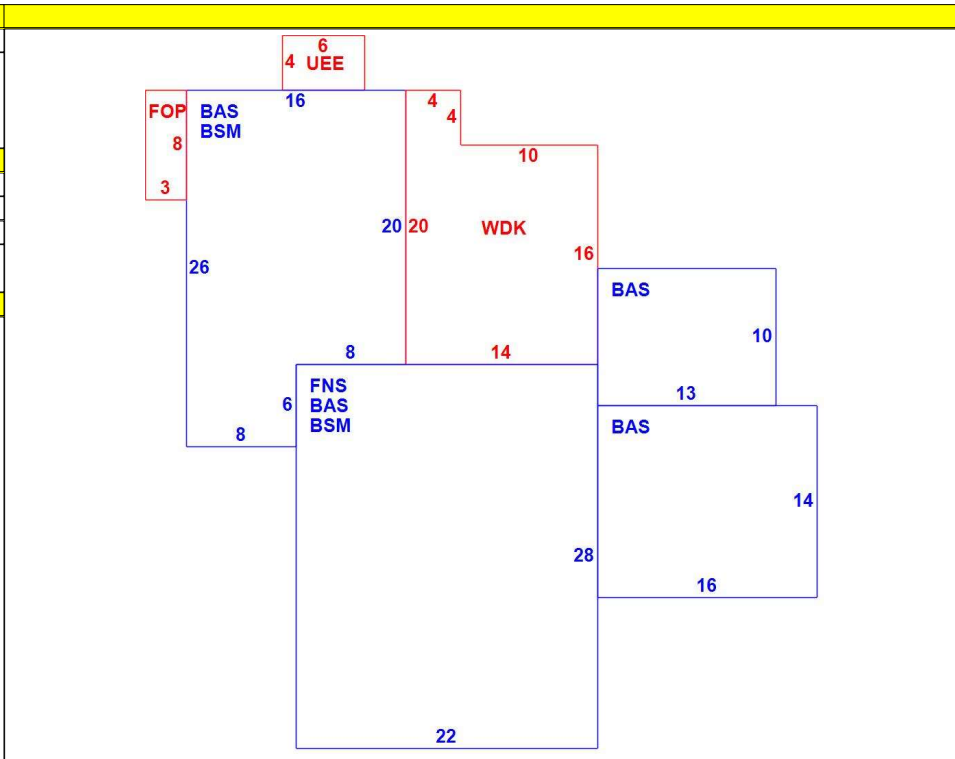
APPRAISED VALUE SUMMARY													
Appraised Bldg. Value (Card)										410,200			
Appraised Xf (B) Value (Bldg)										0			
Appraised Ob (B) Value (Bldg)										1,300			
Appraised Land Value (Bldg)										441,500			
Special Land Value										0			
Total Appraised Parcel Value										853,000			
Valuation Method										C			
Total Appraised Parcel Value										853,000			

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-23-46	03-04-2023	MN	Maintenance	6,000		100	03-04-2023	WEATHERIZAITON/AIR SEALIN		05-23-2023	SJD	9		01	Measure - No Entry
QPO-20-17	11-30-2020	MN	Maintenance	8,750		100		Strip & Re-roof(15 square)		05-11-2020	SJD	9		20	Field Review
236	09-12-2012	MN	Maintenance	2,920	07-31-2013	100		INSTALL WINDOWS AND ENRY		03-08-2016	JLF	0	1	00	Measure & Listed
367	11-14-2007	AD	Addition	26,000	08-08-2008	100		1ST14X16,11X13SP,BTR		07-31-2013	BH			01	Measure - No Entry
326	10-15-2007	AD	Addition	4,000	08-08-2008	100		FOUND 14X16&13X11'S		04-12-2013	VGS			20	Field Review
10055	11-24-1999	AD	Addition		07-07-2000	100		SHED		08-28-2008	B-K		1	00	Measure & Listed
10381	06-03-1991	MN	Maintenance	700	06-10-1996	100		SHINGLE ROOF+GUTTER							

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	28,750	SF	11.45	1.00000	5	1.00	0060	1.341		1.0000	15.36	441,500
Total Card Land Units					0.66	AC	Parcel Total Land Area					0.66	Total Land Value			441,500

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	984	
Model	01	Residential	Bsmt Type	03	
Grade	03	Average	Unfin Area	0.00	Partial
Stories	1.85		CONDO DATA		
Occupancy	2		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			Own
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type		Code
Roof Cover	03	Asphalt			Description
Interior Wall 1	05	Drywall			Factor%
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			
Interior Floor 2			Net Other Adj		346,757
Heat Fuel	03	Gas	Replace Cost		13,000
Heat Type	05	Hot Water	Year Built		359,758
AC Type	01	None	Effective Year Built		1875
Bedrooms	4		Depreciation Code		1997
Full Baths	2		Remodel Rating		VG
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		24
Total Rooms	8		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		76
Gas Fireplaces	0		Cns Sect Rcnd		273,400
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	04	Brick	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	984		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	90	21.00	2000	A	70	C	1.00	1,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,338	1,338	1,338	163.18	218,335
BSM	Basement	0	984	197	32.67	32,146
FNS	Finished 90% Story	554	616	554	146.76	90,402
FOP	Open Porch	0	24	4	27.20	653
UEE	Unfin. Enclosed Entry	0	24	8	54.39	1,305
WDK	Deck	0	240	24	16.32	3,916
Ttl Gross Liv / Lease Area		1,892	3,226	2,125		346,757



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COSTELLO JAMES F	47652	0159	10-26-2016	U	I	10	1A									
								Total		785,300	Total		558,700	Total		548,000

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

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Nbhd	Nbhd Name	B	Tracing	Batch
0060				

NOTES				

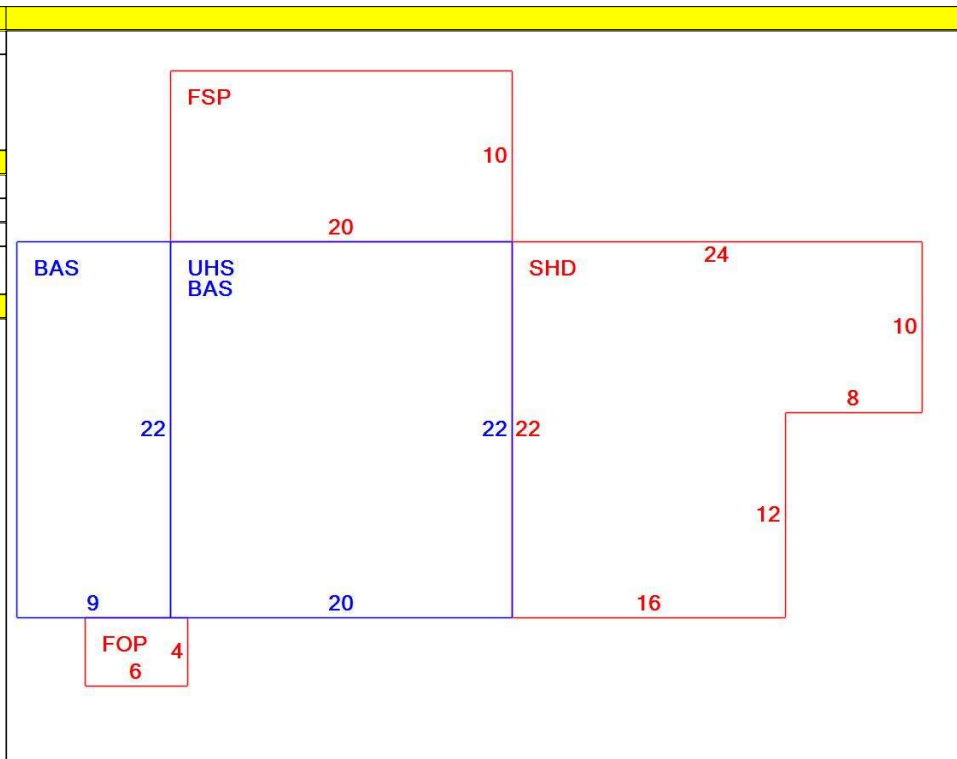
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result

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
2	1090	Multi Houses			0.000	AC	0.00	1.00000	0	1.00	0060	1.341		0.0000	0.00	0
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.66	Total Land Value			0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	0	
Model	01	Residential	Bsmt Type	06	
Grade	03	Average	Unfin Area	652.00	None
Stories	1.5				
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	06	Linoleum			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	1				
Full Baths	1				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	3				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	0				

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

COST / MARKET VALUATION	
Net Other Adj	174,983
Replace Cost	5,000
Year Built	179,983
Effective Year Built	1900
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 Rcnld	136,800
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	638	638	638	185.56	118,387	
FOP	Open Porch	0	24	4	30.93	742	
FSP	Screened Porch	0	200	40	37.11	7,422	
SHD	Attached Shed	0	432	151	64.86	28,020	
UHS	Unfinished Half Story	0	440	110	46.39	20,412	
Ttl Gross Liv / Lease Area		638	1,734	943		174,983	



05/23/2023