

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
KEATING JOHN F 64 STANDISH ST DUXBURY MA 02332			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	320,800	320,800
				0 Medium		RES LAND	1010	489,300	489,300
SUPPLEMENTAL DATA									
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1867 Total Acres .613 Chapter Lan GIS ID F_878272_2833633		Cyclical 9 Exemption W District Res Exem Assoc Pid#					
						Total		810,100	810,100

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
KEATING JOHN F		49510 0053	02-16-2018	Q	I	563,000	00	Year	Code	Assessed	Year	Code	Assessed
DELUCA LAURIE & BENTON		46472 0281	01-08-2016	Q	I	546,500	00	2023	1010	258,000	2022	1010	241,900
DENIS JOHN F & JUDITH E		10735 0301	02-03-1992	U	I	207,700	1		1010	581,700		1010	449,700
								Total		839,700	Total		691,600
								Total			Total		596,000

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

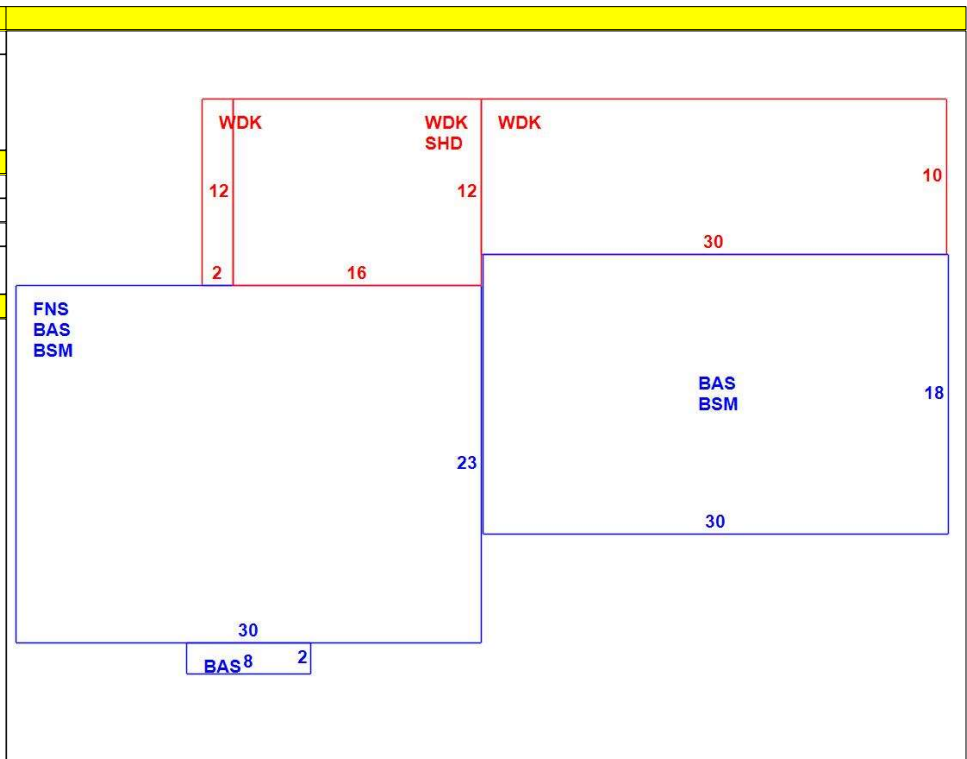
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0080			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	320,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	489,300
Special Land Value	0
Total Appraised Parcel Value	810,100
Valuation Method	C
Total Appraised Parcel Value	810,100

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-23-325	09-12-2023	MN	Maintenance	3,838		100		LINER INSTALLATION	06-12-2019	SJD	9		12	Property Est. - No Access
QPO-23-18	06-21-2023	MN	Maintenance	6,300		100		Air Sealing	06-15-2016	SJD	9		12	Property Estimated - No Ac
QP-19-225	09-19-2019	MN	Maintenance	12,000		100		19 WINDOWS	04-12-2013	VGS			20	Field Review
2016-339	10-12-2016	MN	Maintenance	12,550		100		STRIP & REROOF, REMOVE EX	10-04-2006	KP		1	00	Measure & Listed
346	07-22-2005	MS	Miscellaneous	11,500		100		12X14 UTIL BLDG						
282	06-16-2004	RM	Remodel	12,000		100		FIN GRG FOR FAM RM						
14847	03-12-1998	MN	Maintenance	4,000		100		STRIP&REROOF 75%						

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	26,683	SF	12.20	1.00000	5	1.00	0080	1.503		1.0000	18.34	489,300
Total Card Land Units					0.61	AC	Parcel Total Land Area					0.61	Total Land Value			489,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1230	
Model	01	Residential	Bsmt Type	04	
Grade	04	Above Ave	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	09	Pine/Soft Wood			401,935
Interior Floor 2			Net Other Adj		37,490
Heat Fuel	03	Gas	Replace Cost		439,425
Heat Type	05	Hot Water	Year Built		1948
AC Type	01	None	Effective Year Built		1994
Bedrooms	3		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		27
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		73
Gas Fireplaces	1		Cns Sect Rcnld		320,800
Sq Ft Fin Bsmt	540		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1230		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	1,246	1,246	1,246	180.08	224,378	
BSM	Basement	0	1,230	246	36.02	44,299	
FNS	Finished 90% Story	621	690	621	162.07	111,829	
SHD	Attached Shed	0	192	67	62.84	12,065	
WDK	Deck	0	516	52	18.15	9,364	
Ttl Gross Liv / Lease Area		1,867	3,874	2,232		401,935	

