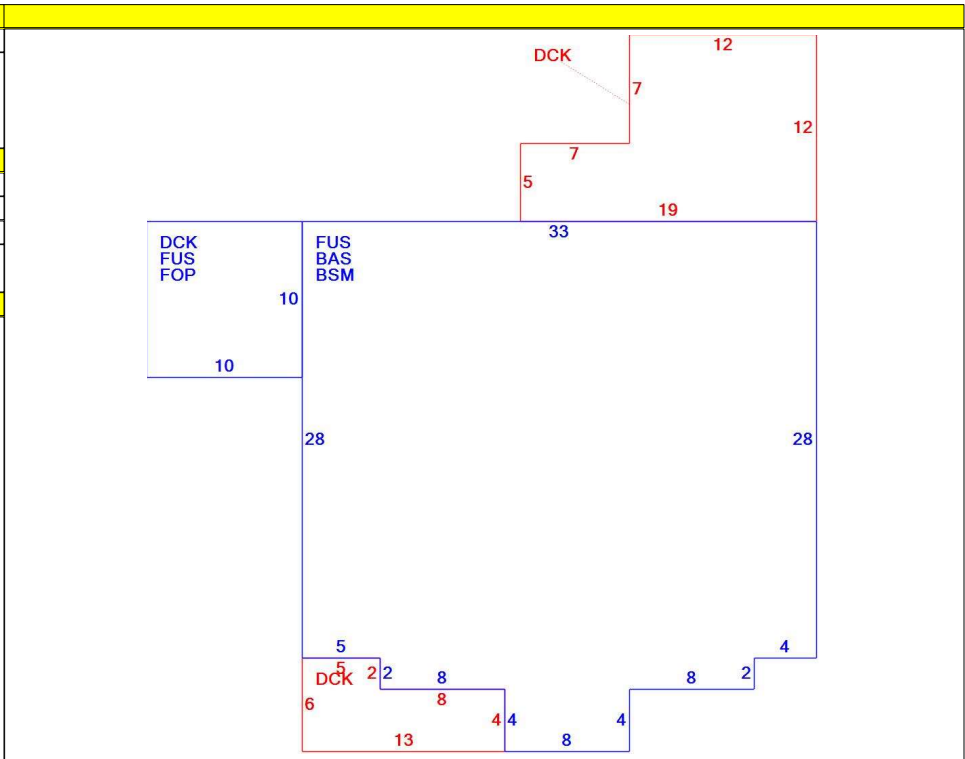


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA					
JACQUELINE R KEITH TRUSTEE UNICORN REALTY TRUST 11 MYLES VIEW DR				0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed						
DUXBURY MA 02332				0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	202,200	202,200						
				0	Light					RES LAND	1010	1,284,000	1,284,000						
SUPPLEMENTAL DATA														VISION					
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2112 Total Acres .938 Chapter Lan GIS ID F_879174_2830854						Cyclical 9 Exemption W District Res Exem Assoc Pid#													
											Total		1,486,200	1,486,200					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
JACQUELINE R KEITH TRUSTEE				37862	0088	10-29-2009		U	I	10		1A	Year	Code	Assessed	Year	Code	Assessed	
WILLIAM N KEITH				37129	0003	04-29-2009		U	I	1		1A	2023	1010	175,700	2022	1010	162,400	
											2021	1010	762,000	2021	1010	143,400	647,400		
											Total		1,295,700	Total		924,400	Total		790,800
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																			
Nbhd		Nbhd Name		B		Tracing		Batch											
0090																			
NOTES																			
														Appraised Bldg. Value (Card)				202,200	
														Appraised Xf (B) Value (Bldg)				0	
														Appraised Ob (B) Value (Bldg)				0	
														Appraised Land Value (Bldg)				1,284,000	
														Special Land Value				0	
														Total Appraised Parcel Value				1,486,200	
														Valuation Method				C	
														Total Appraised Parcel Value				1,486,200	
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-23-64	03-23-2023	MN	Maintenance	5,900		100	03-23-2023	REPLACE 1 WINDOW					10-12-2016	JLF	10	1	00	Measure & Listed	
QPO-22-90	05-17-2022	MN	Maintenance	6,680		100	05-17-2022	REPLACE 1 WINDOW					04-12-2013	VGS			20	Field Review	
QP-19-319	12-23-2019	MN		8,000		100		WINDOW & PATIO DOOR					06-16-2001	K+C		1	00	Measure & Listed	
13827	09-21-1995	NC	New Construct	15,000	10-25-1997	100		2 ONE STORY ADD.											
13817	09-06-1995	MN	Maintenance	5,000	06-05-1996	100		STRIP & REROOF											
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	40,000	SF 8.75	1.00000	5	1.00	0090	3.661				1.0000		32.04	1,281,400	
1	1010	Single Family	RC	Residual	0.020	AC 35,000.00	1.00000	5	1.00	0090	3.661				1.0000		2.98	2,600	
Total Card Land Units					0.94	AC	Parcel Total Land Area					0.94				Total Land Value		1,284,000	

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	1006	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	05	Average			B
Exterior Wall 2					S
Roof Structure	08	Irregular	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		274,305
Interior Floor 2	14	Carpet	Replace Cost		10,500
Heat Fuel	04	Electric	Year Built		284,806
Heat Type	07	Radiant-Elec.	Effective Year Built		1973
AC Type	01	None	Depreciation Code		1992
Bedrooms	2		Remodel Rating		A
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		29
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		71
Extra Openings	0		Cns Sect Rcnld		202,200
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1006		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	1,004	1,004	1,004	116.33	116,795
BSM	Basement	0	1,004	201	23.29	23,382
DCK	Deck	0	341	34	11.60	3,955
FOP	Open Porch	0	100	15	17.45	1,745
FUS	Finished Upper Story	1,104	1,104	1,104	116.33	128,428
Ttl Gross Liv / Lease Area		2,108	3,553	2,358		274,305



11 MYLES VIEW DR

