

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
KETCHEDJIAN ARA			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
COOLONG ALANNA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,028,800	1,028,800	
5 BREWER LN		SUPPLEMENTAL DATA			RES LAND	1010	1,282,700	1,282,700		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3564 Total Acres .918 Chapter Lan GIS ID F_879418_2830276			Cyclical 9 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	8,700	8,700	VISION
						Total		2,320,200	2,320,200	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
KETCHEDJIAN ARA	LCC	112868	01-07-2009	Q	I	1,070,000	00	Year	Code	Assessed	Year	Code	Assessed			
TEITTINEN DAVID R	LCC	93113	04-09-1998	U	V	300,000	1	2023	1010	763,200	2022	1010	705,200			
OLDE KINGS LLC	LCC	93112	04-09-1998	U	V	247,000	1		1010	1,118,900	2021	1010	760,500			
								Total		1,882,100	Total		1,465,700	Total		1,337,700

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0090			Batch

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			1,028,800
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			8,700
Appraised Land Value (Bldg)			1,282,700
Special Land Value			0
Total Appraised Parcel Value			2,320,200
Valuation Method			C
Total Appraised Parcel Value			2,320,200

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
BPO-22-136	11-28-2022	BP	Bldg Permit	75,000	08-07-2023	100		Construct front entry porch & repl		08-07-2023	SJT	5		01	Measure - No Entry
BPO-20-159	08-24-2020	MN	Maintenance	50,000		100	09-18-2020	Remove/Replace 22 Sq roofing/4		05-24-2018	JLF	5		01	Measure - No Entry
2017-45	02-07-2017	AD	Addition	98,700	05-24-2018	100		CONSTRUCT A 1 STORY 440' M		08-06-2013	BH			01	Measure - No Entry
2013-0098	05-14-2013	NC	New Construct	7,900	05-24-2018	100		CONSTRUCT A FRONT PORTIC		04-12-2013	VGS			20	Field Review
15211	11-10-1998	NC	New Construct	12,000		100		FINISH 14X24 BSMNT		07-23-2008	BSB		1	00	Measure & Listed
14867	03-27-1998	NC	New Construct	170,000	11-07-1998	100		28X40 DWEL W/GAR/POR							

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	LOT 51		1.0000	32.04	
1	1010	Single Family		Residual	0.005	AC 35,000.00	2.17391	5	1.00	0090	3.661			1.0000	6.49	
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			1,282,700

