

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
KELSO REALTY TRUST LLC C/O KELSO LAURIE 1 ELDER BREWSTER RD DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	540,500	540,500
				0	Medium			RES LAND	1010	1,362,900	1,362,900
SUPPLEMENTAL DATA											
Alt Prcl ID		Scnd Home NEW FY2024		Cyclical Exemption 9							
Tax Class T		Tot Fin Area 1832		District W							
Total Acres 2.408		Chapter Lan		Res Exem							
GIS ID F_881260_2830684		Assoc Pid#									
Total									1,903,400	1,903,400	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
KELSO REALTY TRUST LLC		36519 0164	11-10-2008	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	423,600	2022	1010	355,400	2021	1010	404,000
									1010	1,575,800		1010	1,434,400		1010	721,100
Total									1,999,400	Total	1,789,800	Total	1,125,100			

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0100			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	540,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	1,362,900
Special Land Value	0
Total Appraised Parcel Value	1,903,400
Valuation Method	C
Total Appraised Parcel Value	1,903,400

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
14556	07-11-1997	NC	New Construct	115,000	12-02-1997	100		18X30 2STY/GAR/GRNHS		10-21-2016	JLF		1	00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										08-19-2008	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	40,000 SF	8.75	1.00000	5	1.00	0100	3.519			1.0001	30.79	1,231,700	
1	1010	Single Family	RC	Residual	1.260 AC	35,000.00	0.83492	5	1.00	0100	3.519			1.0000	2.36	129,600	
1	1010	Single Family	RC	Undevelop	0.230 AC	2,000.00	1.00000	0	1.00	0100	3.519			1.0000	0.16	1,600	
Total Card Land Units					2.41	AC	Parcel Total Land Area					2.41	Total Land Value				1,362,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	988	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	1.85				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	02	Shed			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas	Net Other Adj		547,199
Heat Type	05	Hot Water	Replace Cost		607,280
AC Type	01	None	Year Built		1997
Bedrooms	2		Effective Year Built		2010
Full Baths	1		Depreciation Code		VG
Half Baths	1		Remodel Rating		
Extra Fixtures	3		Year Remodeled		
Total Rooms	5		Depreciation %		11
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		89
Sq Ft Fin Bsmt	986		Cns Sect Rcnld		540,500
FBM Quality	05	Living Area	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	988		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	1,006	1,006	1,006	253.22	254,735
BSM	Basement	0	1,006	201	50.59	50,896
FGR	Garage	0	312	125	101.45	31,652
FNS	Finished Half Story	156	312	156	126.61	39,502
FNS	Finished 90% Story	362	402	362	228.02	91,664
FOP	Open Porch	0	74	11	37.64	2,785
FUS	Finished Upper Story	300	300	300	253.22	75,965
Ttl Gross Liv / Lease Area		1,824	3,412	2,161		547,199

