

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	RESIDNTL	1010	465,700	465,700
		SUPPLEMENTAL DATA		RES LAND		1010	1,133,100	1,133,100	RESIDNTL	1010	29,700
Alt Prcl ID Scnd Home NEW FY2024 Tax Class T Tot Fin Area 2888 Total Acres .57 Chapter Lan GIS ID F_881336_2830368		Cyclical Exemption W District Res Exem		9		Total		1,628,500	1,628,500	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
KELSO JAS, SYLVIA, LAURIE, PYE DEB		33252 0153	08-25-2006	U	I	1	1A	2023	1010	354,200	2022	1010	328,700
									1010	1,293,500		1010	1,179,000
									1010	22,400		1010	22,400
								Total		1,670,100	Total		1,530,100
								Total		796,300	Total		796,300

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0100				

NOTES									
This signature acknowledges a visit by a Data Collector or Assessor									

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)									465,700
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									29,700
Appraised Land Value (Bldg)									1,133,100
Special Land Value									0
Total Appraised Parcel Value									1,628,500
Valuation Method									C
Total Appraised Parcel Value									1,628,500

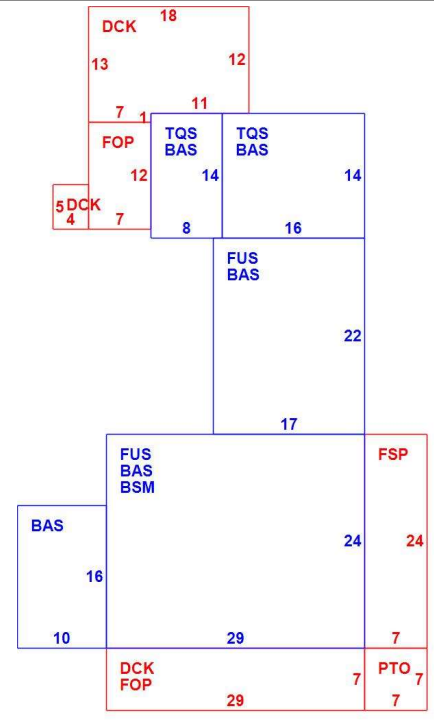
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
120000231 BPO-23-250	06-08-2000	RM AD	Remodel Addition	5,000 50,000	07-28-2001	100 0		DECK/FSPORCH PLAN BB-35=REBUILD & EXTE		10-21-2016 04-12-2013 07-28-2001	JLF VGS KP	10	1 1 00	00 20 00	Measure & Listed Field Review 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	24,829 SF	12.97	1.00000	5	1.00	0100	3.519		1.0000	45.64	1,133,100
Total Card Land Units					0.57 AC	Parcel Total Land Area					0.57	Total Land Value			1,133,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	696	
Model	01	Residential	Bsmt Type	00	
Grade	06	Good	Unfin Area	0.00	N/A
Stories	2				
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					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	5				
Full Baths	4				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	10				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	696				

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

COST / MARKET VALUATION	
Net Other Adj	632,984
Replace Cost	32,335
Year Built	665,317
Effective Year Built	1963
Depreciation Code	1991
Remodel Rating	A
Year Remodeled	
Depreciation %	30
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	70
Cns Sect Rcnd	465,700
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
FGR1	Garage - 1 Sto	L	576	52.00	1980	A	70	C	1.00	21,000
GNR	GENERATOR	L	1	12400.00	2013	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,566	1,566	1,566	200.88	314,583
BSM	Basement	0	696	139	40.12	27,923
DCK	Deck	0	446	45	20.27	9,040
FOP	Open Porch	0	287	43	30.10	8,638
FSP	Screened Porch	0	168	34	40.65	6,830
FUS	Finished Upper Story	1,070	1,070	1,070	200.88	214,945
PTO	Patio	0	49	2	8.20	402
TQS	Three Quarter Story	252	336	252	150.66	50,623
Ttl Gross Liv / Lease Area		2,888	4,618	3,151		632,984

