

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	163,900	163,900								
		SUPPLEMENTAL DATA		RES LAND		RESIDNTL		RESIDNTL		1010	1,119,800	1,119,800								
Alt Prcl ID		Scnd Home		Cyclical		9		RESIDNTL		1010	700	700								
Tax Class		T		Exemption		W		Total		1,284,400		1,284,400								
Total Fin Area		1400		District		Res Exem														
Total Acres		.54		Assoc Pid#																
Chapter Lan																				
GIS ID		F_881111_2830351																		
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		
												2023	1010	126,300	2022	1010	104,500	2021	1010	106,400
													1010	1,278,300		1010	1,171,200		1010	571,200
													1010	500		1010	500		1010	500
												Total		1,405,100	Total		1,276,200	Total		678,100
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												APPRAISED VALUE SUMMARY								
Nbhd		Nbhd Name		B		Tracing		Batch												
0100																				
NOTES												Appraised Bldg. Value (Card)						163,900		
												Appraised Xf (B) Value (Bldg)						0		
												Appraised Ob (B) Value (Bldg)						700		
												Appraised Land Value (Bldg)						1,119,800		
												Special Land Value						0		
												Total Appraised Parcel Value						1,284,400		
												Valuation Method						C		
												Total Appraised Parcel Value						1,284,400		
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			
QP-20-59	07-27-2020	MN	Maintenance	2,105		100		Weatherization				10-21-2016	JLF	10	1	00	Measure & Listed			
												04-12-2013	VGS			20	Field Review			
												08-08-2008	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	23,522 SF	13.53	1.00000	5	1.00	0100	3.519		1.0000		47.61	1,119,800				
Total Card Land Units					0.54	AC	Parcel Total Land Area					0.54	Total Land Value				1,119,800			

**VISION**

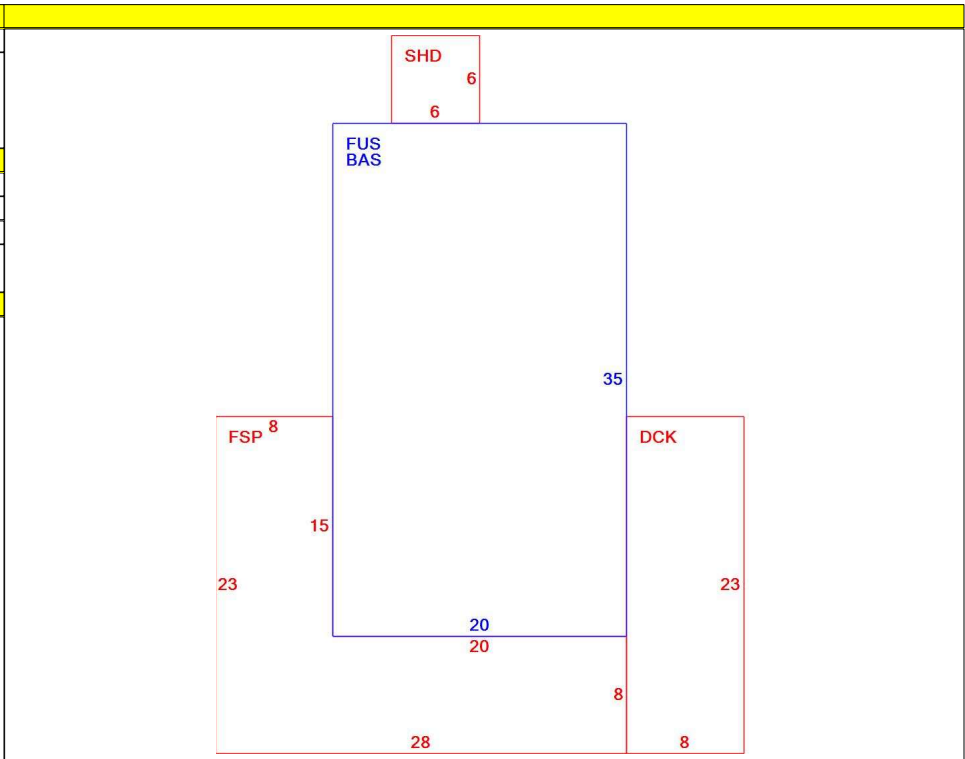
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DUXBURY, MA

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	0	
Model	01	Residential	Bsmt Type	00	
Grade	03	Average	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	00	None			
Heat Type	01	None			
AC Type	01	None			
Bedrooms	4				
Full Baths	1				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	6				
Bath Style	01	Old Style			
Kitchen Style	01	Old Style			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	01	Posts Piers			
Bsmt Garage	0				
Bsmt Area	0				

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

COST / MARKET VALUATION	
	233,265
Net Other Adj	11,300
Replace Cost	244,565
Year Built	1875
Effective Year Built	1988
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	33
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	67
Cns Sect Rcnd	163,900
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
SHD1	Shed	L	48	21.00	1985	A	70	C	1.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	700	700	700	155.51	108,857
DCK	Deck	0	184	18	15.21	2,799
FSP	Screened Porch	0	344	69	31.19	10,730
FUS	Finished Upper Story	700	700	700	155.51	108,857
SHD	Attached Shed	0	36	13	56.16	2,022
Ttl Gross Liv / Lease Area		1,400	1,964	1,500		233,265

