

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
KELSO JAMES A			0 Water	0 Dead End	0 Average	Description	Code	Appraised	Assessed
KELSO JANE C			0 No Sewer	0 Paved	0 Average	RESIDNTL	1090	540,300	540,300
1 ELDER BREWSTER RD		SUPPLEMENTAL DATA				RES LAND	1090	1,229,000	1,229,000
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2504 Total Acres .91 Chapter Lan		Cyclical 9 Exemption W District Res Exem		RESIDNTL	1090	105,600	105,600
GIS ID F_880910_2830107		Assoc Pid#				Total		1,874,900	1,874,900

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
KELSO JAMES A		14751 0072	10-30-1996	Q	I	217,269	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1090	429,900	2022	1090	395,100
									1090	1,404,700		1090	1,276,200
									1090	71,500		1090	71,500
								Total		1,906,100	Total		1,742,800
								Total			Total		1,184,700

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

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	540,300		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	105,600		
Appraised Land Value (Bldg)	1,229,000		
Special Land Value	0		
Total Appraised Parcel Value	1,874,900		
Valuation Method	C		
Total Appraised Parcel Value	1,874,900		

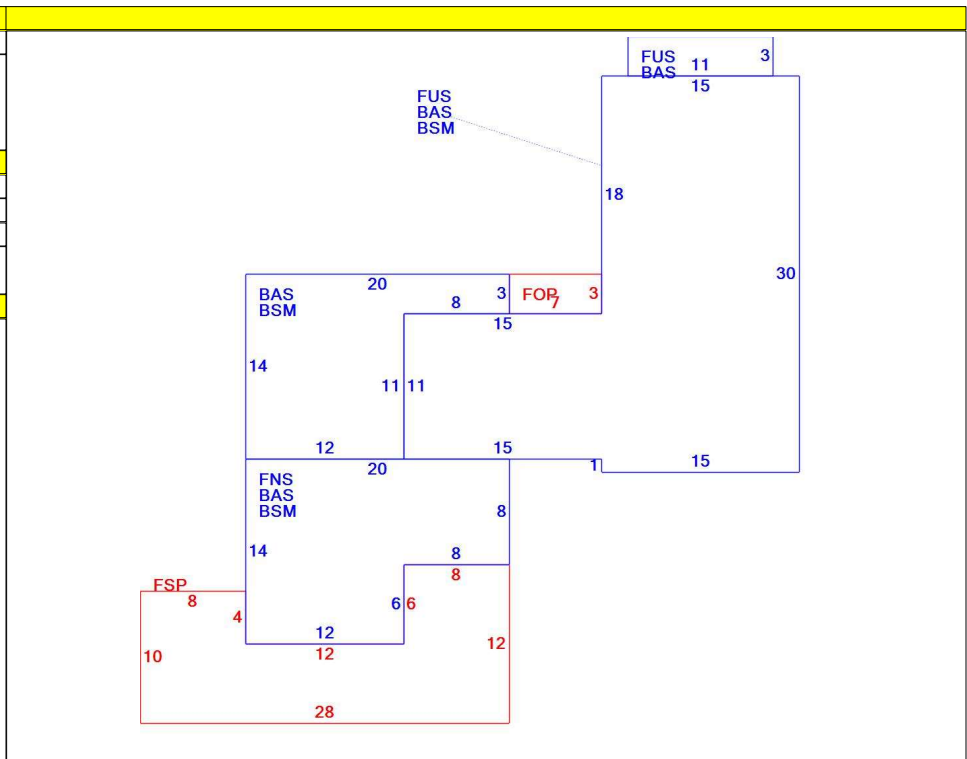
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0100				

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
2014-269	09-15-2014	NC	New Construct	70,606	08-24-2015	100		36 X34 UNHEATED 1 1/2 STOR	10-21-2016	JLF	10	1	00	Measure & Listed
999999	01-01-2000	RM	Remodel		10-11-2002	100		FINISHED BASEMENT	08-24-2015	JLF	5	1	01	Measure - No Entry
15087	08-19-1998	AD	Addition	60,000	01-16-1999	100		22X10 15X22 2 STY AD	04-12-2013	VGS			20	Field Review
15086	08-18-1998	DM	Demolish	30,300	01-16-1999	100		DEM COTTAGE & PORCH	08-22-2000	KP		1	00	Measure & Listed
14438	04-23-1997	RM	Remodel	15,000	05-14-1998	100		RAISE ROOF/FIX PORCH						

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	1090	Multi Houses	RC	Primary	39,640 SF	8.81	1.00000	5	1.00	0100	3.519		1.0000	31.00	1,229,000
Total Card Land Units					0.91 AC	Parcel Total Land Area					0.91	Total Land Value			1,229,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1039	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	2		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		557,276
Interior Floor 2			Replace Cost		51,960
Heat Fuel	03	Gas	Year Built		609,236
Heat Type	05	Hot Water	Effective Year Built		1900
AC Type	01	None	Depreciation Code		1997
Bedrooms	4		Remodel Rating		VG
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		24
Extra Fixtures	1		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		76
Extra Openings	1		Cns Sect Rcnd		463,000
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	591		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1039		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
BRN3	Barn - 1 St w/L	L	1,224	52.00	2015	E	100	B	1.50	95,500
SHD1	Shed	L	96	21.00	1990	A	70	C	1.00	1,400
GNR	GENERATOR	L	1	12400.00	2013	A	70	C	1.00	8,700

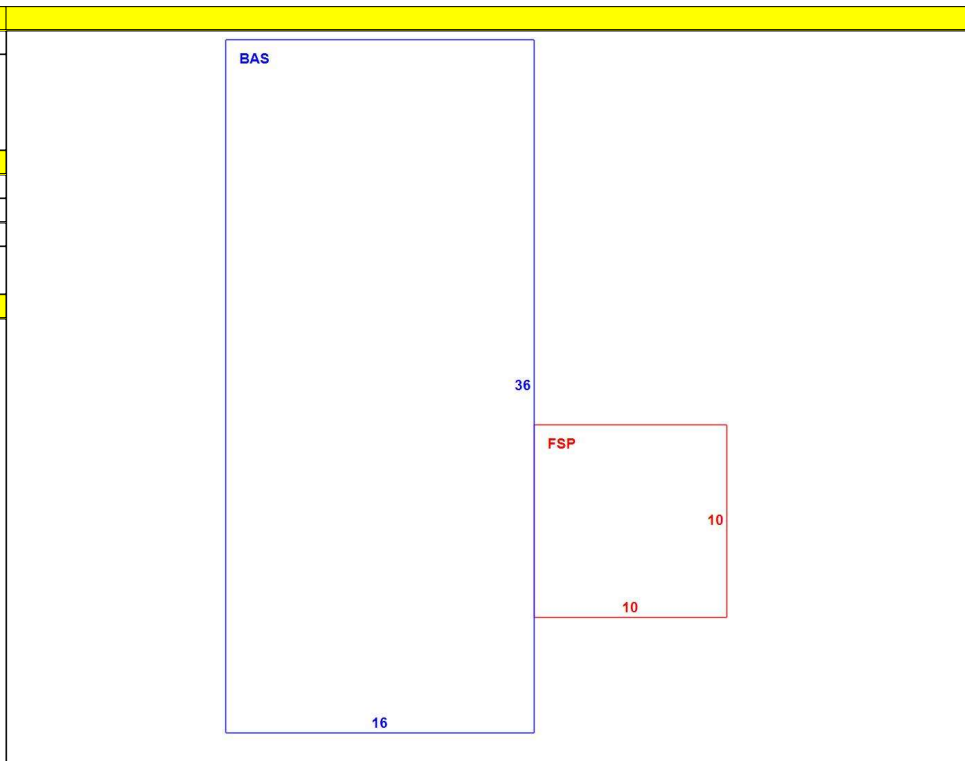
BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,072	1,072	1,072	254.46	272,785
BSM	Basement	0	1,039	208	50.94	52,929
FNS	Finished 90% Story	209	232	209	229.24	53,183
FOP	Open Porch	0	21	3	36.35	763
FSP	Screened Porch	0	248	50	51.30	12,723
FUS	Finished Upper Story	648	648	648	254.46	164,893
Ttl Gross Liv / Lease Area		1,929	3,260	2,190		557,276



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KELSO JANE C			0 No Sewer	0 Paved	0 Average	RESIDNTL	1090	540,300	540,300							
1 ELDER BREWSTER RD		SUPPLEMENTAL DATA			RES LAND	1090	1,229,000	1,229,000								
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2504 Total Acres .91 Chapter Lan GIS ID F_880910_2830107			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1090	105,600	105,600							
						Total		1,874,900	1,874,900							
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									1090	1,404,700		1090	1,276,200			
									1090	71,500		1090	71,500			
								Total		1,906,100	Total		1,742,800			
								Total			Total		1,184,700			
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
									APPRAISED VALUE SUMMARY							
		Total	0.00						Appraised Bldg. Value (Card) 540,300							
									Appraised Xf (B) Value (Bldg) 0							
									Appraised Ob (B) Value (Bldg) 105,600							
									Appraised Land Value (Bldg) 1,229,000							
									Special Land Value 0							
									Total Appraised Parcel Value 1,874,900							
									Valuation Method C							
									Total Appraised Parcel Value 1,874,900							
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		
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	
2	1090	Multi Houses			0.000 AC	0.00	1.00000	0	1.00	0100	3.519		0.0000	0.00	0	
Total Card Land Units					0.00 AC	Parcel Total Land Area					0.91	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	Bungalow	Bsmt Area	0	
Model	01	Residential	Bsmt Type	00	
Grade	03	Average	Unfin Area	0.00	N/A
Stories	1		CONDO DATA		
Occupancy	2		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	03	Gable	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			110,421
Interior Floor 2			Net Other Adj		5,000
Heat Fuel	03	Gas	Replace Cost		115,421
Heat Type	05	Hot Water	Year Built		1900
AC Type	01	None	Effective Year Built		1988
Bedrooms	1		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		33
Total Rooms	3		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		67
Gas Fireplaces	0		Cns Sect Rcnld		77,300
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	0		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	576	576	576	185.27	106,716
FSP	Screened Porch	0	100	20	37.05	3,705
Ttl Gross Liv / Lease Area		576	676	596		110,421

