

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
KEARNEY STEPHEN A			0 Water	0 Private	0 Average	Description	Code	Appraised	Assessed
KELSALL NATHAN D			0 No Sewer	0 Paved	0 Average	RES LAND	1060	2,600	2,600
28 MAYFLOWER LN				0 Light		RESIDNTL	1060	7,200	7,200
SUPPLEMENTAL DATA									
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 0 Total Acres .05 Chapter Lan			Cyclical 7 Exemption W District Res Exem				
GIS ID F_875536_2832221		Assoc Pid#					Total 9,800 9,800		

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
KEARNEY STEPHEN A		43895 0299	12-06-2013	U	V	256,000	1V	Year	Code	Assessed	Year	Code	Assessed
MARR MARGARET M		2047 0288	05-23-1949	U	I	1	1	2023	1060	3,100	2022	1060	2,400
									1060	5,600	2021	1060	3,200
												1060	5,600
								Total 8,700		Total 8,000		Total 8,800	

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)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	7,200
Appraised Land Value (Bldg)	2,600
Special Land Value	0
Total Appraised Parcel Value	9,800
Valuation Method	C
Total Appraised Parcel Value	9,800

ASSESSING NEIGHBORHOOD					
Nbhd	Nbhd Name	B	Tracing	Batch	
0080					

BUILDING PERMIT RECORD								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
BPO-21-267	06-14-2021	MN	Maintenance	15,000		100		Refurbish/replace rot on existing

VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purpose/Result
01-01-2018	AO	3		99	Vacant Land
06-29-2002	KP			01	Measure - No Entry

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	1060	Vacant W/ Ob	RC	Residual	0.050 AC	35,000.00	1.00000	5	1.00	0080	1.503		1.0000	1.19	2,600	
Total Card Land Units					0.05 AC	Parcel Total Land Area					0.05	Total Land Value				2,600

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description			Element	Cd	Description			
Style	94	Outbuildings			Bsmt Area					
Model	00	Vacant			Bsmt Type					
Grade					Unfin Area					
Stories					CONDO DATA					
Occupancy					Parcel Id		C		Owne	
Exterior Wall 1								B	S	
Exterior Wall 2					Adjust Type	Code	Description	Factor%		
Roof Structure					Condo Flr					
Roof Cover					Condo Unit					
Interior Wall 1					COST / MARKET VALUATION					
Interior Wall 2					Net Other Adj			0		
Interior Floor 1					Replace Cost					
Interior Floor 2					Year Built					
Heat Fuel					Effective Year Built			0		
Heat Type					Depreciation Code					
AC Type					Remodel Rating					
Bedrooms					Year Remodeled					
Full Baths					Depreciation %					
Half Baths					Functional Obsol					
Extra Fixtures					External Obsol					
Total Rooms					Trend Factor			1.000		
Bath Style					Condition					
Kitchen Style					Condition %					
Extra Kitchens					Percent Good					
Fireplaces					Cns Sect Rcnld					
Extra Openings					Dep % Ovr					
Gas Fireplaces					Dep Ovr Comment					
Sq Ft Fin Bsmt					Misc Imp Ovr					
FBM Quality					Misc Imp Ovr Comment					
Foundation					Cost to Cure Ovr					
Bsmt Garage					Cost to Cure Ovr Comment					
Bsmt Area										
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	506	52.00	1960	F	55	D	0.50	7,200
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area		0	0	0		0				

No Sketch