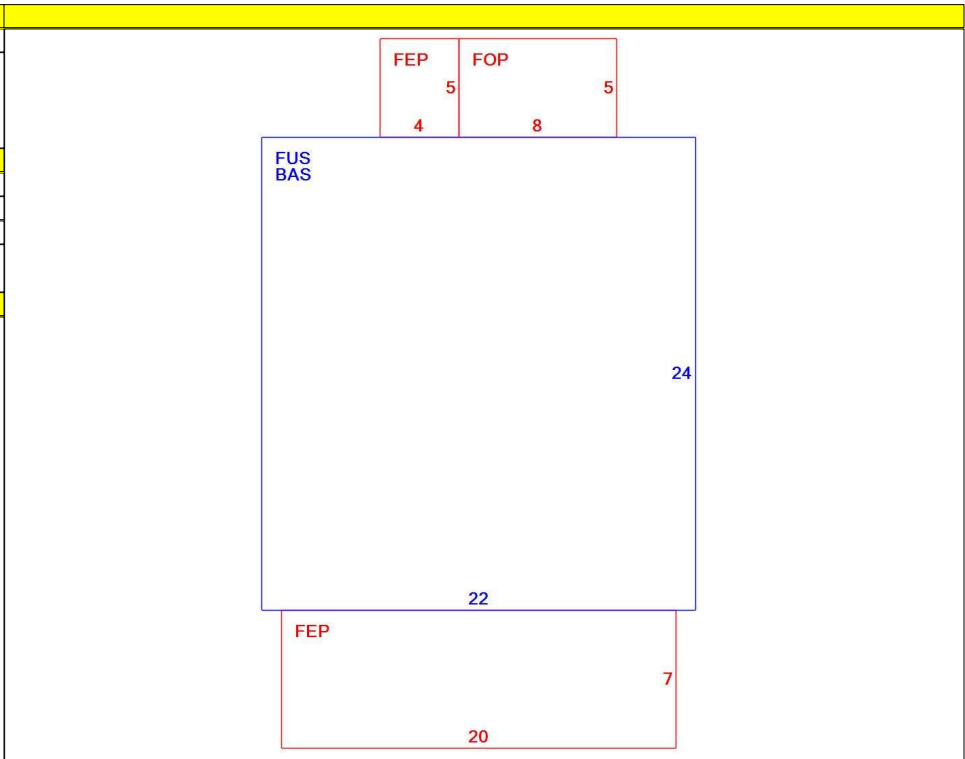


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA			
KEITH EDWARD & MICHAEL D  254 GURNET RD  DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed		195,500 435,600				
		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	195,500	Assessed						
		0	Light					RES LAND	1010	435,600							
<b>SUPPLEMENTAL DATA</b>														<b>VISION</b>			
Alt Prcl ID				Cyclical Exemption				8									
Scnd Home 500043				W													
Tax Class T				District Res Exem													
Total Acres .11		Chapter Lan		GIS ID F_887219_2848639		Assoc Pid#		Total		631,100		631,100					
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
KEITH EDWARD & MICHAEL D KEITH EDWARD		LCC	130662	08-28-2020	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		LCC86	0	08-05-1994	U	I	1	1F	2023	1010	151,500	2022	1010	125,800	2021	1010	128,000
										Total		483,500		Total		412,700	
												Total		393,800			
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description		Amount		Code	Description	Number	Amount	Comm Int		<b>APPRAISED VALUE SUMMARY</b>					
												Appraised Bldg. Value (Card) 195,500					
												Appraised Xf (B) Value (Bldg) 0					
												Appraised Ob (B) Value (Bldg) 0					
												Appraised Land Value (Bldg) 435,600					
												Special Land Value 0					
												Total Appraised Parcel Value 631,100					
												Valuation Method C					
												Total Appraised Parcel Value 631,100					
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		
11344	08-28-1989	AD	Addition			100		2-22' DORMERS,BATH		10-26-2015	JLF	10		01	Measure - No Entry		
										04-12-2013	VGS			20	Field Review		
										08-20-2008	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	4,792 SF	45.65	1.00000	5	1.00	0120	2.096			ES95	0.9500	90.90	435,600
Total Card Land Units					0.11	AC	Parcel Total Land Area				0.11	Total Land Value					435,600

**CONSTRUCTION DETAIL** **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	0	
Model	01	Residential	Bsmt Type	02	
Grade	05	Ave/Good	Unfin Area	0.00	Crawl
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	25	Vinyl Siding			B
Exterior Wall 2					S
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			269,558
Interior Floor 2			Net Other Adj		17,940
Heat Fuel	03	Gas	Replace Cost		287,497
Heat Type	05	Hot Water	Year Built		1938
AC Type	01	None	Effective Year Built		1989
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		32
Total Rooms	5		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		68
Gas Fireplaces	0		Cns Sect Rcnld		195,500
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	528	528	528	232.78	122,907
FEP	Finished Enclosed Porch	0	160	96	139.67	22,347
FOP	Open Porch	0	40	6	34.92	1,397
FUS	Finished Upper Story	528	528	528	232.78	122,907
Ttl Gross Liv / Lease Area		1,056	1,256	1,158		269,558

