

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>		
KEANE KEVIN & PATRICIA TT 91 GURNET RD REALTY TRUST 636 INDIAN HEAD ST		0	Water	0	Two-Way	0	Average	Description	Code		Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		689,300	689,300
		SUPPLEMENTAL DATA		0	Light			RES LAND	1010		1,289,000	1,289,000
HANSON MA 02341  Alt Prcl ID Scnd Home NEW FY2024 Tax Class T Tot Fin Area 2366 Total Acres .172 Chapter Lan  GIS ID F_887228_2850906		Cyclical Exemption		8		RESIDNTL	1010	10,500	10,500			
		District SEAWALL 2 G1 OF		W	W							
		Res Exem										
		Assoc Pid#										
								Total		1,988,800	1,988,800	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
KEANE KEVIN & PATRICIA TT COLOMBO, DAVID COLOMBO DAVID KARLI DAVID C & KELLY M CARROLL EDWARD B & CHARLOTTE M		56732	222	04-26-2022	Q	I	2,100,000	00	Year	Code	Assessed	Year	Code	Assessed
		52319	321	02-06-2020	U	I	10	1A	2023	1010	495,900	2022	1010	452,800
		47821	0058	12-01-2016	Q	I	1,300,000	00		1010	1,039,500		1010	872,800
		45654	0206	06-11-2015	Q	I	1,300,000	00						
		43531	0247	08-26-2013	U	I	1	1A						
								Total	1,535,400	Total	1,325,600	Total	1,246,700	

EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int			
		Total	0.00								

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)
0120					689,300	0	10,500

NOTES												APPRAISED VALUE SUMMARY							
												Appraised Land Value (Bldg)	1,289,000	Special Land Value	0	Total Appraised Parcel Value	1,988,800	Valuation Method	C
												Total Appraised Parcel Value	1,988,800						

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
64	05-05-2010	MN	Maintenance	3,500		100		RPL FLASHING WINDOW		05-11-2023	SJT	10		12	Property Est. - No Access
14	02-10-2009	MN	Maintenance	1,500		100		EN EX PORCH SCREEN		05-11-2023	SJD	9		01	Measure - No Entry
376	11-26-2007	DM	Demolish	1,100		100		REMAINDER OF BLDG		05-25-2016	SJD	9	1	01	Measure - No Entry
272	09-06-2007	NC	New Construct	240,346		100		2442',D364',P182'		04-12-2013	VGS			20	Field Review
192	05-13-2004	AD	Addition	80,000		100		2 DORMERS/FIN 3RD LV		09-15-2009	K/D		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	7,500 SF	32.80	1.00000	5	1.00	0120	2.096		W250	2.5000	171.87	1,289,000
Total Card Land Units					0.17	AC	Parcel Total Land Area					0.17	Total Land Value			1,289,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	910	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2.5				
Occupancy	1		<b>CONDO DATA</b>		
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			725,079
Interior Floor 2	14	Carpet	Net Other Adj		24,150
Heat Fuel	03	Gas	Replace Cost		749,228
Heat Type	05	Hot Water	Year Built		2007
AC Type	03	Central	Effective Year Built		2013
Bedrooms	4		Depreciation Code		E
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	8	
Total Rooms	6		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	92	
Gas Fireplaces	0		Cns Sect Rcnd		689,300
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	910		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
GNR	GENERATOR	L	1	12400.00		G	85	C	1.00	10,500

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	910	910	910	257.30	234,145
BSM	Basement	0	910	182	51.46	46,829
FEP	Finished Enclosed Porch	0	182	109	154.10	28,046
FUS	Finished Upper Story	832	832	832	257.30	214,076
SHD	Attached Shed	0	356	125	90.34	32,163
TDK	Trex Deck	0	356	36	26.02	9,263
TQS	Three Quarter Story	624	832	624	192.98	160,557
Ttl Gross Liv / Lease Area		2,366	4,378	2,818		725,079

