

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
KERVIN JOHN,MATT,WILL & TIM THERESE M KOZMISKI & GAIL A THO 341 WAVERLY AVE NEWTON MA 02458		0	Water	0	Two-Way	0	Average	Description	Code			Appraised	Assessed			
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010			400,800	400,800			
		SUPPLEMENTAL DATA		0	Light			RES LAND	1010			735,900	735,900			
		Alt Prcl ID Scnd Home 500450 Tax Class T Tot Fin Area 3120 Total Acres 2.730 Chapter Lan GIS ID F_886604_2850515		Cyclical Exemption W W District SEAWALL 2 Res Exem Assoc Pid#				RESIDNTL	1010	3,900	3,900					
						Total				1,140,600	1,140,600					
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
KERVIN JOHN,MATT,WILL & TIM		LCC 98342	10-07-2008	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed			
KERVIN TIM M JOHN E MATTHEW A		26460 0092	09-09-2003	U	I	1	1F	2023	1010	560,300	2022	1010	511,700			
KERVIN TIM M JOHN E MATTHEW A		26460 0090	09-09-2003	U	I	1	1F		1010	639,300		1010	552,900			
KERVIN TIM M JOHN E MATTHEW A		26460 0088	09-09-2003	U	I	1	1F		1010	2,600		1010	2,600			
KERVIN TIM M JOHN E MATTHEW A		26460 0086	09-09-2003	U	I	1	1F	Total		1,202,200	Total		1,067,200			
		Total						Total		896,200	Total		896,200			
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																
Nbhd		Nbhd Name		B		Tracing		Batch								
0120																
NOTES																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result		
2013-52	03-27-2013	MN	Maintenance	10,000	07-01-2014	100		REMOVE WET INSULATION SH	05-16-2023	SJT	10		00	Measure & Listed		
19990244	06-03-1999	NC	New Construct	186,000	01-01-2002	100		2 STY 24X40/DECK/SHD	07-01-2014	JLF	10		01	Measure - No Entry		
19990239	06-01-1999	DM	Demolish	5,000		100		DEM STRUCTURE	04-12-2013	VGS			20	Field Review		
									01-01-2002	KP		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	12,200	SF 22.62	1.00000	5	1.00	0120	2.096		V125	1.2500	59.26	723,000
1	1010	Single Family	RC	Undevelop	2.450	AC 2,000.00	1.00000	0	1.00	0120	2.096		V125	1.2500	0.12	12,900
Total Card Land Units					2.73	AC	Parcel Total Land Area					2.73	Total Land Value		735,900	

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	0	
Model	01	Residential	Bsmt Type	06	
Grade	08	Excellent	Unfin Area	0.00	None
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	25	Vinyl Siding	Parcel Id		C
Exterior Wall 2					B
Roof Structure	04	Hip	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			773,638
Interior Floor 2			Net Other Adj		28,000
Heat Fuel	03	Gas	Replace Cost		801,638
Heat Type	05	Hot Water	Year Built		1999
AC Type	01	None	Effective Year Built		2005
Bedrooms	4		Depreciation Code		A
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		16
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		UC
Fireplaces	1		Condition %		50
Extra Openings	0		Percent Good		50
Gas Fireplaces	0		Cns Sect Rcnld		400,800
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	01	Posts Piers	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
SHD1	Shed	L	264	21.00	1999	A	70	C	1.00	3,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,242	1,242	1,242	238.26	295,922
DCK	Deck	0	473	47	23.68	11,198
FHS	Finished Half Story	621	1,242	621	119.13	147,961
FOP	Open Porch	0	636	95	35.59	22,635
FUS	Finished Upper Story	1,242	1,242	1,242	238.26	295,922
Ttl Gross Liv / Lease Area		3,105	4,835	3,247		773,638

