

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
CAIN ALLAN D			0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	164,100	164,100	
									RES LAND	1010	351,700	351,700	
407 KEENE ST			SUPPLEMENTAL DATA				RESIDNTL	1010	400	400			
DUXBURY	MA	02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1056 Total Acres .958 Chapter Lan GIS ID F_858855_2849938		Cyclical 1 Exemption W District Res Exem Assoc Pid#				Total		516,200	516,200	VISION

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CAIN ALLAN D			29173 0151	09-30-2004	Q	I	420,000	00	Year	Code	Assessed	Year	Code	Assessed			
BROWN KEAN M			18949 0134	10-05-2000	Q	I	225,000	00	2023	1010	170,100	2022	1010	140,800			
										1010	365,800		1010	301,200			
										1010	300		1010	300			
									Total		536,200	Total		442,300	Total		376,600

EXEMPTIONS			OTHER ASSESSMENTS				APPRaised VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
Total			0.00					Appraised Bldg. Value (Card) 164,100				
Total			0.00					Appraised Xf (B) Value (Bldg) 0				
Total			0.00					Appraised Ob (B) Value (Bldg) 400				
Total			0.00					Appraised Land Value (Bldg) 351,700				
Total			0.00					Special Land Value 0				
Total			0.00					Total Appraised Parcel Value 516,200				
Total			0.00					Valuation Method C				
Total			0.00					Total Appraised Parcel Value 516,200				

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
BPO-23-239	07-10-2023	SP	Solar Panels	24,750		0		30 ROOF MOUNT SOLAR ARRA STRIP & REROOF, NEW SIDIN	10-18-2022	SJT	10		01	Measure - No Entry
2018-231	06-15-2018	MN	Maintenance	52,767		100			04-12-2013	VGS			20	Field Review
									01-12-2005	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	40,000 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.050 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.79	1,700
Total Card Land Units					0.97 AC	Parcel Total Land Area					0.97	Total Land Value			351,700

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description		Element	Cd	Description	
Style	08	Raised Ranch		Bsmt Area	968		
Model	01	Residential		Bsmt Type	05		
Grade	03	Average		Unfin Area	0.00	Full Raised	
Stories	1						
Occupancy	1			CONDO DATA			
Exterior Wall 1	25	Vinyl Siding		Parcel Id		C	Own
Exterior Wall 2						B	S
Roof Structure	03	Gable		Adjust Type	Code	Description	Factor%
Roof Cover	03	Asphalt		Condo Flr			
Interior Wall 1	05	Drywall		Condo Unit			
Interior Wall 2				COST / MARKET VALUATION			
Interior Floor 1	12	Hardwood					
Interior Floor 2				Net Other Adj		220,590	
Heat Fuel	02	Oil		Replace Cost		10,500	
Heat Type	04	Forced Air-Duc		Year Built		231,090	
AC Type	03	Central		Effective Year Built		1967	
Bedrooms	4			Depreciation Code		1992	
Full Baths	1			Remodel Rating		A	
Half Baths	1			Year Remodeled			
Extra Fixtures	0			Depreciation %		29	
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 %			44
Extra Openings	0			Percent Good		71	
Gas Fireplaces	0			Cns Sect Rcnld		164,100	
Sq Ft Fin Bsmt	0			Dep % Ovr			
FBM Quality	03	Average		Dep Ovr Comment			
Foundation	06	Poured Conc		Misc Imp Ovr			
Bsmt Garage	0			Misc Imp Ovr Comment			
Bsmt Area	968			Cost to Cure Ovr			
				Cost to Cure Ovr Comment			

		DCK FOP				10	
						18	
BAS BSM							
						22	
						44	
BAS						44	
						2	

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	30	21.00	1980	A	70	C	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,056	1,056	1,056	170.34	179,879	
BSM	Basement	0	968	194	34.14	33,046	
DCK	Deck	0	180	18	17.03	3,066	
FOP	Open Porch	0	180	27	25.55	4,599	
Ttl Gross Liv / Lease Area		1,056	2,384	1,295		220,590	

