

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
DONNELLY BRENDAN S			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
DONNELLY BETH L			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	420,400	420,400
8 KEENES BROOK LN		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	439,100	439,100
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1852 Total Acres .64 Chapter Lan GIS ID F_858812_2850605			Cyclical 1 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	1,400	1,400
						Total		860,900	860,900

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
DONNELLY BRENDAN S		42742 0275	03-01-2013	Q	I	487,500	00	Year	Code	Assessed	Year	Code	Assessed	
CUNNINGHAM JOHN M & ELLEN E		36312 0002	08-28-2008	Q	I	538,000	00	2023	1010	321,200	2022	1010	294,300	
MANNING MICHAEL J		22157 0042	05-30-2002	Q	I	425,000	00		1010	471,200		1010	300,500	
									1010	900		1010	900	
						Total		793,300	Total		595,700	Total		551,900

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	420,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,400
Appraised Land Value (Bldg)	439,100
Special Land Value	0
Total Appraised Parcel Value	860,900
Valuation Method	C
Total Appraised Parcel Value	860,900

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
QPO-23-5	01-06-2023	MN	Maintenance	3,530		100	01-06-2023	ATTIC AIR SEALING & INSULAT	03-17-2021	SJT	5		12	Property Est. - No Access
BPO-20-273	10-26-2020	RM	Remodel	23,700	03-17-2021	100	12-14-2020	Refurb/remodel master bath	03-02-2021	SJT	5		30	Quality Control
									07-02-2013	SJD	9		00	Measure & Listed
									04-12-2013	VGS			20	Field Review
									07-14-2009	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	PD	Primary	27,733 SF	11.81	1.00000	5	1.00	0060	1.341		1.0000	15.83	439,100
Total Card Land Units					0.64 AC	Parcel Total Land Area					0.64	Total Land Value			439,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	888	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle	CONDO DATA		
Exterior Wall 2	11	Clapboard	Parcel Id		C
Roof Structure	03	Gable			B
Roof Cover	03	Asphalt			S
Interior Wall 1	05	Drywall	Adjust Type	Code	Description
Interior Wall 2			Condo Flr		Factor%
Interior Floor 1	12	Hardwood	Condo Unit		
Interior Floor 2			COST / MARKET VALUATION		
Heat Fuel	02	Oil	Net Other Adj		539,907
Heat Type	05	Hot Water	Replace Cost		35,924
AC Type	03	Central	Year Built		1981
Bedrooms	4		Effective Year Built		1994
Full Baths	2		Depreciation Code		A
Half Baths	1		Remodel Rating		
Extra Fixtures	1		Year Remodeled		
Total Rooms	9		Depreciation %		27
Bath Style	03	Modern	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		73
Sq Ft Fin Bsmt	275		Cns Sect Rcnld		420,400
FBM Quality	03	Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	2		Misc Imp Ovr		
Bsmt Area	888		Misc Imp Ovr Comment		
			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	96	21.00	2002	A	70	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,202	1,202	1,202	234.23	281,548
BSM	Basement	0	888	178	46.95	41,693
FUS	Finished Upper Story	896	896	896	234.23	209,873
WDK	Deck	0	288	29	23.59	6,793
Ttl Gross Liv / Lease Area		2,098	3,274	2,305		539,907

