

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA								
KILDEA DIANE M				0 Water		0 Arterial		0 Average		Description	Code	Appraised	Assessed									
28 BIRCH ST				0 No Sewer		0 Paved		0 Average		RESIDENTL	1010	383,700	383,700	<b>VISION</b>								
DUXBURY MA 02332						0 Heavy				RES LAND	1010	350,700	350,700									
<b>SUPPLEMENTAL DATA</b>										Total		734,400	734,400									
Alt Prcl ID		Scnd Home		Tax Class T		Tot Fin Area 1434		Total Acres .92		Chapter Lan		GIS ID F_858981_2840940		Assoc Pid#								
						Cyclical Exemption W		District Res Exem														
<b>RECORD OF OWNERSHIP</b>				<b>BK-VOL/PAGE</b>		<b>SALE DATE</b>		<b>Q/U V/I</b>		<b>SALE PRICE</b>		<b>VC</b>		<b>PREVIOUS ASSESSMENTS (HISTORY)</b>								
KILDEA DIANE M				51487 248		08-09-2019		U I		473,000		1		Year	Code	Assessed	Year	Code	Assessed			
PREMIUM PROPERTIES INC				50951 0342		03-29-2019		U I		342,500		1		2023	1010	364,000	2022	1010	300,000	2021	1010	264,000
RENNER H. JR. & M. TT MARY T RENNE				11903 0123		05-28-1993		Q I		165,000		00			1010	364,700		1010	300,600		1010	250,500
				Total										Total		728,700	Total		600,600	Total		514,500
<b>EXEMPTIONS</b>				<b>OTHER ASSESSMENTS</b>				This signature acknowledges a visit by a Data Collector or Assessor														
Year	Code	Description		Amount		Code	Description	Number	Amount	Comm Int												
				Total		0.00																
<b>ASSESSING NEIGHBORHOOD</b>												<b>APPRAISED VALUE SUMMARY</b>										
Nbhd		Nbhd Name		B		Tracing		Batch														
0050																						
<b>NOTES</b>												Appraised Bldg. Value (Card)				383,700						
												Appraised Xf (B) Value (Bldg)				0						
												Appraised Ob (B) Value (Bldg)				0						
												Appraised Land Value (Bldg)				350,700						
												Special Land Value				0						
												Total Appraised Parcel Value				734,400						
												Valuation Method				C						
												Total Appraised Parcel Value				734,400						
<b>BUILDING PERMIT RECORD</b>												<b>VISIT / CHANGE HISTORY</b>										
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result							
BPO-23-134	04-13-2023	RM	Remodel	20,000	07-26-2023	100	07-27-2023	10X12 BATHROOM IN BASEME		07-26-2023	SJT	5		06	Inspection Only							
118	09-05-2012	MN	Maintenance	3,500	07-16-2013	100		REPLACE 2 WINDOWS		04-18-2019	SJD	9	1	00	Measure & Listed							
16	02-21-2012	MN	Maintenance	15,650	07-16-2013	100		4"DOUBLELAP V SIDING		07-16-2013	BH			01	Measure - No Entry							
										04-12-2013	VGS			20	Field Review							
										06-18-2007	BSB			01	Measure - No Entry							
<b>LAND LINE VALUATION SECTION</b>																						
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	40,075 SF	8.75	1.00000	5	1.00	0050	1.000			1.0000	8.75	350,700						
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value					350,700					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	1300	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	25	Vinyl Siding	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			374,894
Interior Floor 2			Net Other Adj		46,800
Heat Fuel	02	Oil	Replace Cost		421,694
Heat Type	05	Hot Water	Year Built		1974
AC Type	03	Central	Effective Year Built		2012
Bedrooms	4		Depreciation Code		R
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %		9
Total Rooms	6		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		91
Gas Fireplaces	0		Cns Sect Rcnld		383,700
Sq Ft Fin Bsmt	736		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	1300		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	1,382	1,382	1,382	208.39	287,995
BSM	Basement	0	1,300	260	41.68	54,181
DCK	Deck	0	40	4	20.84	834
FEP	Finished Enclosed Porch	0	192	115	124.82	23,965
TDK	Trex Deck	0	384	38	20.62	7,919
Ttl Gross Liv / Lease Area		1,382	3,298	1,799		374,894

