

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
COULSEY GWEN M TT			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
COULSEY FAMILY IRREVOCABLE TR			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	346,700	346,700
6 CRANBERRY DR				0 Medium		RES LAND	1010	350,400	350,400
		<b>SUPPLEMENTAL DATA</b>				RESIDNTL	1010	34,300	34,300
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2084 Total Acres .928 Chapter Lan		Cyclical 1 Exemption W District Res Exem					
		GIS ID F_856186_2840037		Assoc Pid#		Total 731,400 731,400			

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
COULSEY GWEN M TT		35602 0125	02-14-2008	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	261,900	2022	1010	245,700	2021	1010	220,800
									1010	364,400		1010	300,300		1010	252,000
									1010	22,900		1010	22,900		1010	20,100
								Total		649,200	Total		568,900	Total		492,900

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	346,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	34,300
Appraised Land Value (Bldg)	350,400
Special Land Value	0
Total Appraised Parcel Value	731,400
Valuation Method	C
Total Appraised Parcel Value	731,400

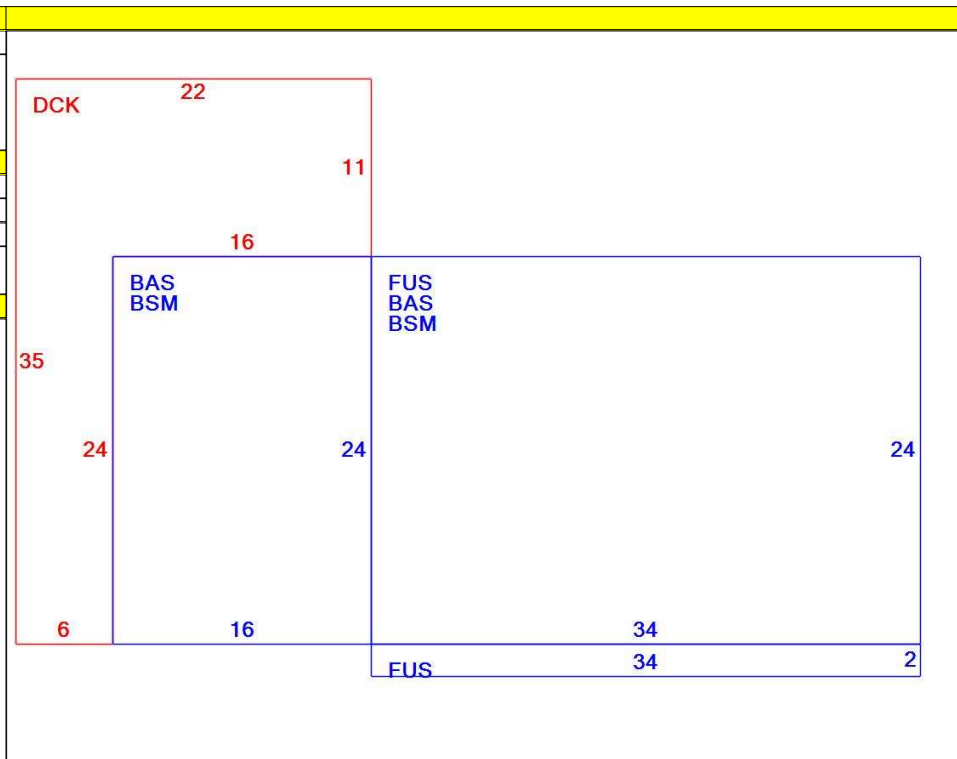
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

NOTES							

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
147	10-19-2009	MN	Maintenance	3,500		100		STRIP REROOF	07-10-2020	SJD	6		20	Field Review
20010157	05-02-2001	NC	New Construct	4,800	06-26-2002	100		SCREENHOUSE ZP039	10-01-2018	JLF	10	1	00	Measure & Listed
19990559	12-10-1999	NC	New Construct	35,000	06-02-2001	100		16X24 ADDR MKITWD7X12	07-16-2014	JLF	10	1	00	Measure & Listed
13313	07-19-1994	AD	Addition	2,000		100		12X24&6X8 ADD TO SH	04-12-2013	VGS			20	Field Review
									06-26-2002	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	40,000 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	WP	Residual	0.010 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.92	400
Total Card Land Units					0.93 AC	Parcel Total Land Area					0.93	Total Land Value			350,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1200	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
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			474,701
Interior Floor 2			Net Other Adj		13,650
Heat Fuel	03	Gas	Replace Cost		488,351
Heat Type	05	Hot Water	Year Built		1973
AC Type	01	None	Effective Year Built		1992
Bedrooms	4		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		71
Gas Fireplaces	0		Cns Sect Rcnd		346,700
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	1200		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
WDK	Deck	L	300	21.00	1988	A	70	C	1.00	4,400
SHD1	Shed	L	900	21.00	1989	A	70	C	1.00	13,200
SPL4	Above Ground	L	254	8.00	1988	A	70	C	1.00	1,400
FSP	Screen Porch	L	180	39.00	2001	A	70	C	1.00	4,900
SHD1	Shed	L	96	21.00	2015	G	85	C	1.00	1,700
GNR	GENERATOR	L	1	12400.00	2013	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,200	1,200	1,200	200.89	241,067
BSM	Basement	0	1,200	240	40.18	48,213
DCK	Deck	0	386	39	20.30	7,835
FUS	Finished Upper Story	884	884	884	200.89	177,586
Ttl Gross Liv / Lease Area		2,084	3,670	2,363		474,701

