

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
KOOMEY JAMES MATTHEW & BETH KOOMEY FAMILY TRUST 78 AUTUMN AVE DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	870,700	870,700	
		SUPPLEMENTAL DATA		RES LAND		1010	361,400	361,400	RESIDNTL	1010	8,700	
Alt Prcl ID		Cyclical		2		Total		1,240,800		1,240,800		
Scnd Home		Exemption										
Tax Class T		W		District								
Tot Fin Area 2712		Res Exem										
Total Acres 1.242		Chapter Lan										
GIS ID F_859981_2834496		Assoc Pid#										

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
KOOMEY JAMES MATTHEW & BETHANI	49097	0048	10-26-2017	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
KOOMEY J MATTHEW	25025	0051	05-05-2003	Q	I	595,000	00	2023	1010	672,300	2022	1010	618,700	2021	1010	453,400	
SHORELINE HOME BUILDERS INC	21139	0186	12-14-2001	U	I	210,000	1		1010	375,800		1010	309,700		1010	258,000	
BRICK RLTY TRUST	20824	0042	11-01-2001	Q	I	275,000	00		1010	6,300		1010	6,300		1010	3,500	
Total								1,054,400		Total		934,700		Total		714,900	

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

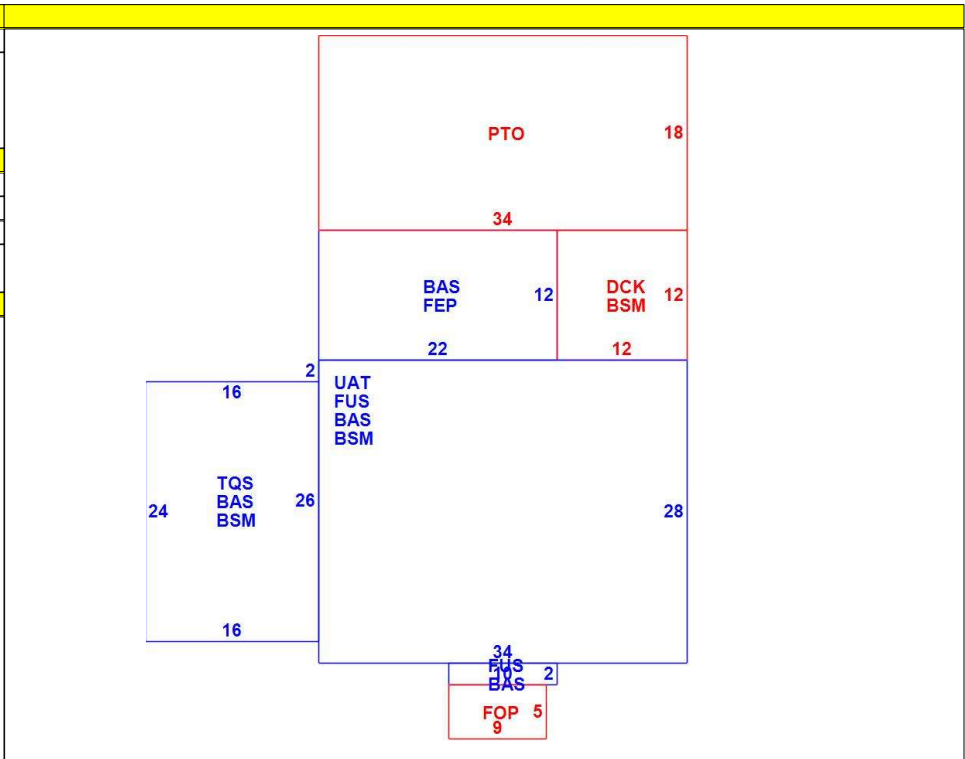
NOTES									
This signature acknowledges a visit by a Data Collector or Assessor									

APPRAISED VALUE SUMMARY				
Appraised Bldg. Value (Card)	870,700			
Appraised Xf (B) Value (Bldg)	0			
Appraised Ob (B) Value (Bldg)	8,700			
Appraised Land Value (Bldg)	361,400			
Special Land Value	0			
Total Appraised Parcel Value	1,240,800			
Valuation Method	C			
Total Appraised Parcel Value	1,240,800			

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
BP-20-68	03-27-2020	AD	Addition	60,720	09-03-2020	100	10-21-2020	CONSTRUCT A 12'X34' ADDITI	03-24-2021	SJT	5		01	Measure - No Entry
BP-19-367	11-07-2019	BP		4,500	06-26-2020	100	12-12-2019	REMOVE FRONT BRICK STOO	09-03-2020	SJT	5		20	Field Review
333	11-19-2002	NC	New Construct		11-15-2003	100		ADD DECK	05-20-2020	SJT	5		20	Field Review
488	12-07-2001	NC	New Construct	182,000	11-15-2002	100		2 STY 28X34	04-12-2013	VGS			20	Field Review
									02-13-2013	AO	6	6	30	Quality Control
									11-15-2002	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	RC	Residual	0.325	AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.81	11,400
Total Card Land Units					1.24	AC	Parcel Total Land Area					1.24	Total Land Value			361,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1356	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			866,026
Interior Floor 2			Net Other Adj		90,825
Heat Fuel	03	Gas	Replace Cost		956,850
Heat Type	05	Hot Water	Year Built		2002
AC Type	03	Central	Effective Year Built		2012
Bedrooms	4		Depreciation Code		E
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		9
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	1		Percent Good		91
Gas Fireplaces	0		Cns Sect Rcnd		870,700
Sq Ft Fin Bsmt	1356		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1356		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
GNR	GENERATOR	L	1	12400.00	2018	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	1,620	1,620	1,620	245.40	397,552
BSM	Basement	0	1,480	296	49.08	72,639
DCK	Deck	0	144	14	23.86	3,436
FEP	Finished Enclosed Porch	0	264	158	146.87	38,774
FOP	Open Porch	0	45	7	38.17	1,718
FUS	Finished Upper Story	972	972	972	245.40	238,531
PTO	Patio	0	612	31	12.43	7,607
TQS	Three Quarter Story	288	384	288	184.05	70,676
UAT	Unfinished Attic	0	952	143	36.86	35,093
Ttl Gross Liv / Lease Area		2,880	6,473	3,529		866,026

