

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
COTTRELL AMANDA 61 CHANDLER MILL DR DUXBURY MA 02332		0	Water	0	Subdivision	0	Average	Description	Code			Appraised	Assessed		
		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010			782,500	782,500		
				0	Medium			RES LAND	1010			470,300	470,300		
SUPPLEMENTAL DATA						Total		1,252,800	1,252,800						
Alt Prcl ID		Cyclical		2											
Scnd Home		Exemption													
Tax Class T		W													
Tot Fin Area 2942		District													
Total Acres .938		Res Exem													
Chapter Lan															
GIS ID F_857625_2835678		Assoc Pid#													
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
COTTRELL AMANDA		47267 0318	08-02-2016	Q	I	759,000	00	Year	Code	Assessed	Year	Code	Assessed		
LAMONTE RICHARD		37833 0002	10-21-2009	Q	I	710,000	00	2023	1010	592,300	2022	1010	540,900		
HORGAN WILLIAM E		36872 0281	02-27-2009	U	I	735,000	1		1010	504,800	2021	1010	320,700		
OLD CHANDLER LLC		34964 0015	08-16-2007	U	V	260,000	1P	Total		1,097,100	Total		861,600		
								Total		784,200	Total		784,200		
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int							
Total		0.00													
ASSESSING NEIGHBORHOOD															
Nbhd		Nbhd Name		B		Tracing		Batch							
0060															
NOTES															
BUILDING PERMIT RECORD															
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
282	09-11-2007	NC	New Construct	257,600		100		2508',P204',GAR504'	05-22-2017	SJD	9	1	00	Measure & Listed	
									04-12-2013	VGS			20	Field Review	
									02-13-2013	AO	6	6	30	Quality Control	
									08-09-2010	KP		4	01	Measure - No Entry	
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	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.020 AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.03	900
Total Card Land Units					0.94 AC	Parcel Total Land Area					0.94	Total Land Value			470,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1432	
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	Net Other Adj		839,470
Interior Floor 2	14	Carpet	Replace Cost		29,925
Heat Fuel	03	Gas	Year Built		869,395
Heat Type	05	Hot Water	Effective Year Built		2008
AC Type	03	Central	Depreciation Code		2011
Bedrooms	4		Remodel Rating		A
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		10
Extra Fixtures	2		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		90
Extra Openings	0		Cns Sect Rcnld		782,500
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1432		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	1,456	1,456	1,456	245.96	358,121
BSM	Basement	0	1,312	262	49.12	64,442
CTH	Cathedral Ceiling	0	320	32	24.60	7,871
FGR	Garage	0	528	211	98.29	51,898
FNS	Finished 90% Story	518	576	518	221.20	127,409
FOP	Open Porch	0	204	31	37.38	7,625
FUS	Finished Upper Story	884	884	884	245.96	217,431
PTO	Patio	0	100	5	12.30	1,230
WDK	Deck	0	144	14	23.91	3,443
Ttl Gross Liv / Lease Area		2,858	5,524	3,413		839,470

