

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
COYNE PATRICK 33 WEST SOUND LN			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	168,700	168,700
				0 Medium		RES LAND	1010	355,900	355,900
VINEYARD HAV MA 02568		SUPPLEMENTAL DATA				RESIDNTL	1010	8,700	8,700
		Alt Prcl ID		Cyclical 2					
		Scnd Home		Exemption					
		Tax Class T		W					
		Tot Fin Area 1050		District					
		Total Acres 1.086		Res Exem					
		Chapter Lan							
		GIS ID F_859858_2835543		Assoc Pid#					
						Total		533,300	533,300

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
COYNE PATRICK OWEN TT		58251 124	09-05-2023	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed			
COYNE PATRICK		57186 332	08-31-2022	U	I	1	1A	2023	1010	162,800	2022	1010	140,200			
COYNE MARYANN P		12880 0258	05-16-1994	U	I	1	1A		1010	370,200		1010	305,100			
									1010	6,300			1010	254,300		
								Total		539,300	Total		445,300	Total		375,300

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	168,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	8,700
Appraised Land Value (Bldg)	355,900
Special Land Value	0
Total Appraised Parcel Value	533,300
Valuation Method	C
Total Appraised Parcel Value	533,300

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

NOTES									

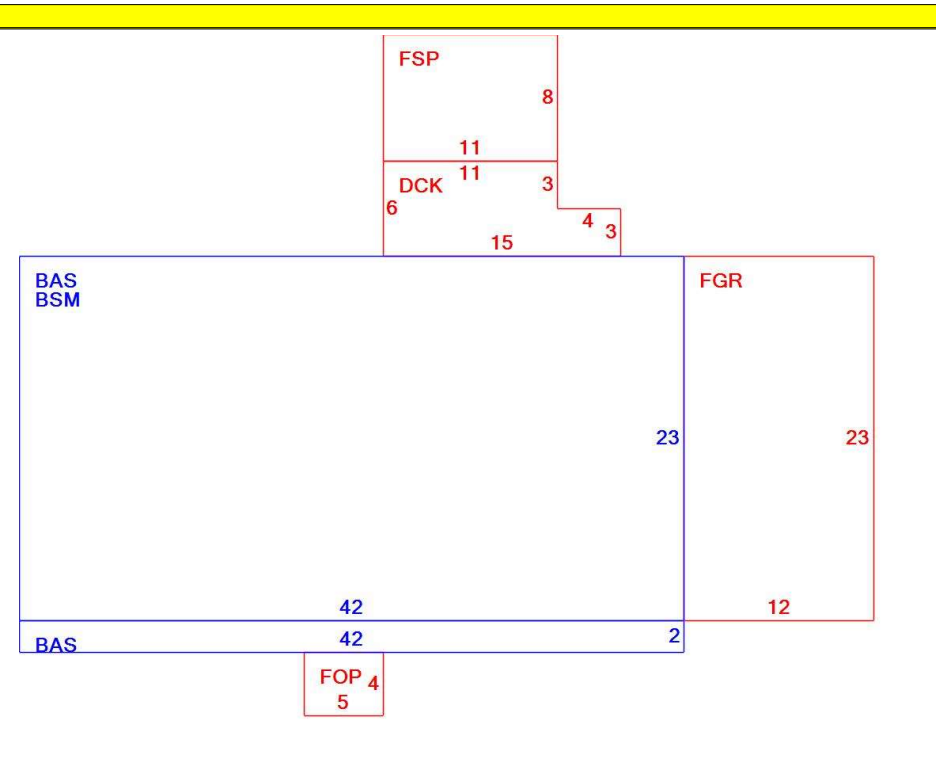
BUILDING PERMIT RECORD						VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
									11-18-2021	SJT	10		20	Field Review
									04-12-2013	VGS			20	Field Review
									07-09-2007	BSB		1	00	Measure & Listed

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	0.168 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.81	5,900
Total Card Land Units					1.09 AC	Parcel Total Land Area					1.09	Total Land Value			355,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	966	
Model	01	Residential	Bsmt Type	03	
Grade	03	Average	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1				
Exterior Wall 1	26	Aluminum Sidng			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	3				
Full Baths	1				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	5				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	966				

CONDO DATA			
Parcel Id		C	Owne
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Net Other Adj	232,619
Replace Cost	5,000
Year Built	237,618
Effective Year Built	1969
Depreciation Code	1992
Remodel Rating	A
Year Remodeled	
Depreciation %	29
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	71
Cns Sect Rcnld	168,700
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
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
GNR	GENERATOR	L	1	12400.00	2020	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	1,050	1,050	1,050	168.32	176,736
BSM	Basement	0	966	193	33.63	32,486
DCK	Deck	0	78	8	17.26	1,347
FGR	Garage	0	276	110	67.08	18,515
FOP	Open Porch	0	20	3	25.25	505
FSP	Screened Porch	0	88	18	34.43	3,030
Ttl Gross Liv / Lease Area		1,050	2,478	1,382		232,619

