

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
COOPER CATHIE  492 FRANKLIN ST  DUXBURY MA 02332				0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed	
				0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	386,600	386,600	
						0	Medium			RES LAND	1010	350,000	350,000	
<b>SUPPLEMENTAL DATA</b>											RESIDNTL	1010	48,500	14,100
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2344 Total Acres .918 Chapter Lan GIS ID F_864375_2850045						Cyclical 3 Exemption W District Res Exem Assoc Pid#					Total		785,100	750,700

**VISION**

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
COOPER CATHIE							39842	0287	04-14-2011	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
GUEVARA CESAR							37647	0004	08-25-2009	U	I	350,000	1S	2023	1010	415,800	2022	1010	363,200	2021	1010	358,200
COHEN SHELDON M							30201	0090	03-23-2005	U	I	100	1F		1010	364,000		1010	300,000		1010	250,000
COHEN SHELDON M							30201	0046	03-23-2005	Q	I	530,000	00		1010	8,900		1010	8,900		1010	8,900
Total												788,700		Total		672,100		Total		617,100		

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

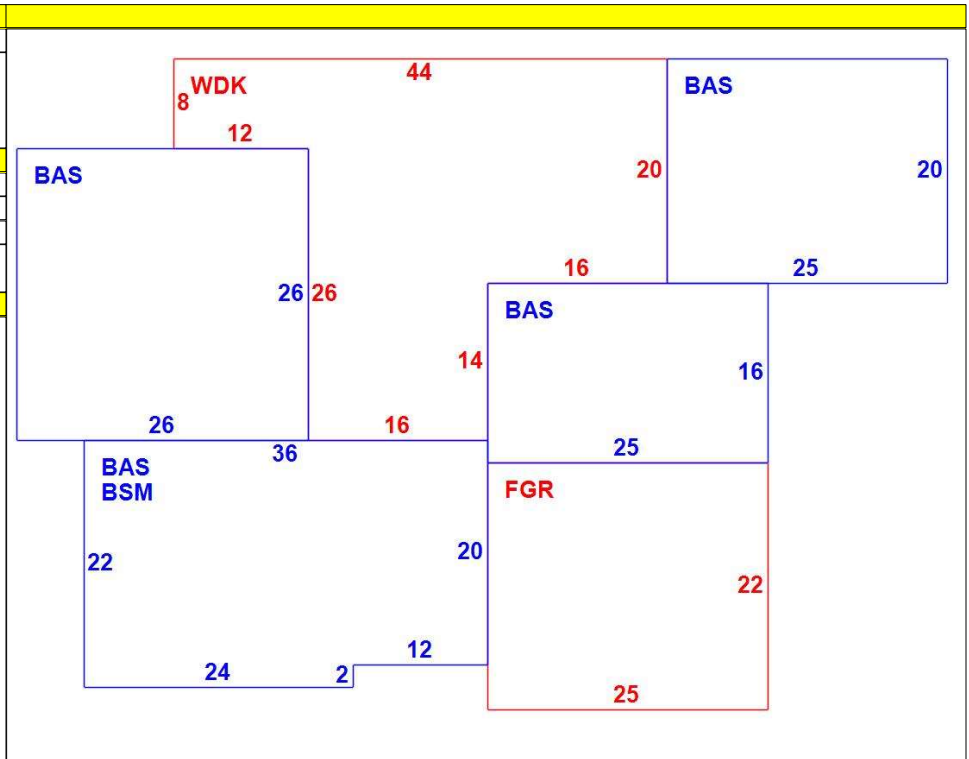
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	386,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	48,500
Appraised Land Value (Bldg)	350,000
Special Land Value	0
Total Appraised Parcel Value	785,100
Valuation Method	C
Total Appraised Parcel Value	785,100

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
2015-43	02-13-2015	MS	Miscellaneous	25,000		100		INSTALLATION OF SOLAR SYS			04-12-2013	VGS			20	Field Review
2013-28	03-21-2013	MN	Maintenance	1,745		100		REPLACE 2 WINDOWS			09-13-2004	KP		1	00	Measure & Listed
33	08-15-2005	MN	Maintenance	8,000		100		STRIP & RE-ROOF								
494	09-19-2003	RM	Remodel	5,000	09-13-2004	100		REFRB INT & EXT								

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
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			350,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	768	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	11	Clapboard	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	Net Other Adj		503,835
Interior Floor 2			Replace Cost		33,060
Heat Fuel	03	Gas	Year Built		536,895
Heat Type	05	Hot Water	Effective Year Built		1941
AC Type	03	Central	Depreciation Code		1993
Bedrooms	4		Remodel Rating		G
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		28
Extra Fixtures	1		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	1		Condition %		
Fireplaces	1		Percent Good		72
Extra Openings	0		Cns Sect Rcnd		386,600
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	05	Conc Block	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	768		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
FN1	Fence - Chain	L	750	24.00	1980	A	70	C	1.00	12,600
FN1	Fence - Chain	L	92	24.00	1981	A	70	C	1.00	1,500
SLR	Solar Panels	L	27	1050.00	2015	G	85	C	1.00	34,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,344	2,344	2,344	179.05	419,684
BSM	Basement	0	768	154	35.90	27,573
FGR	Garage	0	550	220	71.62	39,390
WDK	Deck	0	960	96	17.90	17,188
Ttl Gross Liv / Lease Area		2,344	4,622	2,814		503,835

