

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
COCHRANE ANDREW R			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
COCHRANE KERRI L			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	447,300	447,300
20 TEMPLEWOOD DR		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	469,900	469,900
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2595 Total Acres .92 Chapter Lan GIS ID F_865953_2852795			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	5,300	5,300
						Total		922,500	922,500

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
COCHRANE ANDREW R		44471 0220	06-27-2014	Q	I	537,000	00	Year	Code	Assessed	Year	Code	Assessed	
NEFF JERRY M & GRACE E		LCC6 0	07-01-1980	U	I	103,000	1	2023	1010	340,100	2022	1010	323,400	
									1010	504,700		1010	320,700	
									1010	4,000		1010	4,000	
						Total		848,800	Total		648,100	Total		601,000

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

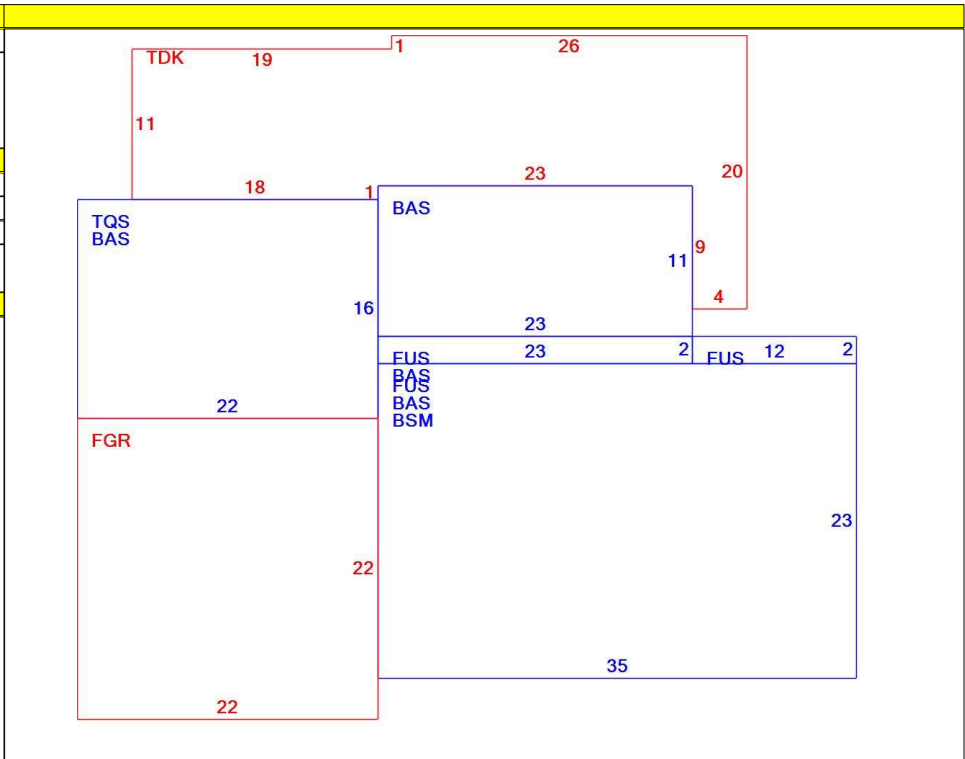
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	447,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	5,300
Appraised Land Value (Bldg)	469,900
Special Land Value	0
Total Appraised Parcel Value	922,500
Valuation Method	C
Total Appraised Parcel Value	922,500

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
2016-444	12-30-2016	RM	Remodel	39,000		100		REMODEL KITCHEN	11-08-2017	JLF	5		01	Measure - No Entry
147	05-21-2007	RM	Remodel	5,000		100		6X6 BATHROOM	07-13-2015	SJD	9		01	Measure - No Entry
11632	07-03-1990	NC	New Construct	2,000	05-01-1991	100		ABOVE GROUND POOL	04-12-2013	VGS			20	Field Review
									05-22-2008	K-B		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	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family		Residual	0.006 AC	35,000.00	1.61290	5	1.00	0060	1.341		1.0000	1.85	500
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			469,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	805	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	25	Vinyl Siding			B
Exterior Wall 2					S
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		560,522
Interior Floor 2	14	Carpet	Replace Cost		28,080
Heat Fuel	02	Oil	Year Built		588,602
Heat Type	05	Hot Water	Effective Year Built		1973
AC Type	03	Central	Depreciation Code		1997
Bedrooms	4		Remodel Rating		G
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		24
Extra Fixtures	1		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		76
Extra Openings	0		Cns Sect Rcnld		447,300
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	192		Dep Ovr Comment		
FBM Quality	02	Low Quality	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	805		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
SHD1	Shed	L	60	21.00	1987	A	70	C	1.00	900
GRN1	Greenhouse -	L	120	52.00	1985	A	70	C	1.00	4,400

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	186.65	271,768
BSM	Basement	0	805	161	37.33	30,051
FGR	Garage	0	484	194	74.82	36,211
FUS	Finished Upper Story	875	875	875	186.65	163,322
TDK	Trex Deck	0	530	53	18.67	9,893
TQS	Three Quarter Story	264	352	264	139.99	49,277
Ttl Gross Liv / Lease Area		2,595	4,502	3,003		560,522

