

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
COHEN JEFFREY C			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	
COHEN RACHEL			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	658,300	658,300	
749 FRANKLIN ST		SUPPLEMENTAL DATA				RES LAND	1010	322,000	322,000	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2366 Total Acres .57 Chapter Lan		Cyclical 3 Exemption W District Res Exem						
GIS ID F_861966_2847350		Assoc Pid#						Total	980,300	980,300

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
COHEN JEFFREY C		48617 0233	06-30-2017	Q	I	620,000	00	Year	Code	Assessed	Year	Code	Assessed
LARNER SETH H & LAURA C		44039 0312	01-29-2014	Q	I	400,000	00	2023	1010	498,300	2022	1010	420,200
CROSCUP JACKSON M & TERESA J		30291 0045	04-04-2005	Q	I	640,000	00		1010	334,500		1010	276,800
FERRARI MATTHEW JOHN		18686 0223	07-11-2000	U	I	100	1A						
FERRARI MARIA TRUSTEE		99P23 0	02-16-2000	U	I	0	1A						
Total								832,800	Total	697,000	Total	641,200	

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
0050				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	658,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	322,000
Special Land Value	0
Total Appraised Parcel Value	980,300
Valuation Method	C
Total Appraised Parcel Value	980,300

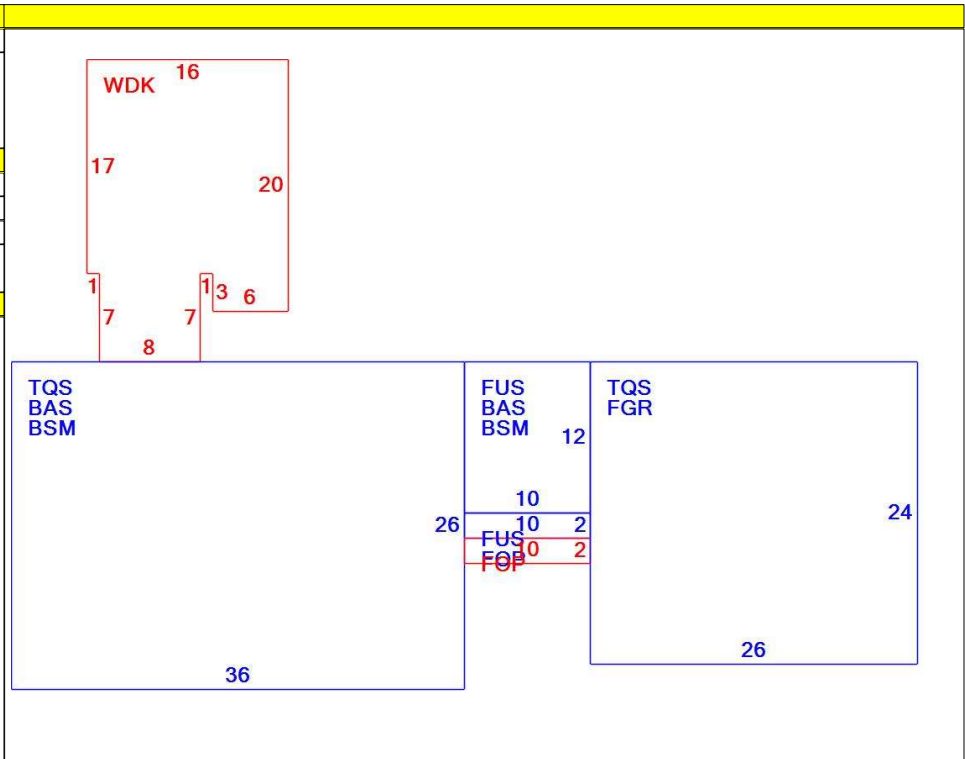
NOTES									
4 BED PER BOH / 6/2017 - JLF									

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
20010124	04-12-2001	NC	New Construct	152,000	12-07-2001	100		SINGLE-FAMILY DWELL		11-21-2017	SJD	9		01	Measure - No Entry
20010123	04-12-2001	DM	Demolish	3,000		100		DEM EXIST STRUCTURES		05-19-2014	SJD	9	1	00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										02-10-2006	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	24,829 SF	12.97	1.00000	5	1.00	0050	1.000		1.0000	12.97	322,000	
Total Card Land Units					0.57	AC	Parcel Total Land Area					0.57	Total Land Value			322,000

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1056	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2	14	Wood Shingle			B S
Roof Structure	02	Shed	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			
Interior Floor 2			Net Other Adj		695,294
Heat Fuel	03	Gas	Replace Cost		61,360
Heat Type	05	Hot Water	Year Built		756,655
AC Type	03	Central	Effective Year Built		2001
Bedrooms	4		Depreciation Code		2008
Full Baths	2		Remodel Rating		A
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		13
Total Rooms	6		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	0		Percent Good		87
Gas Fireplaces	0		Cns Sect Rcnd		658,300
Sq Ft Fin Bsmt	850		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1056		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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,056	1,056	1,056	242.43	256,008
BSM	Basement	0	1,056	211	48.44	51,153
FGR	Garage	0	624	250	97.13	60,608
FOP	Open Porch	0	40	6	36.36	1,455
FUS	Finished Upper Story	140	140	140	242.43	33,940
TQS	Three Quarter Story	1,170	1,560	1,170	181.82	283,645
WDK	Deck	0	346	35	24.52	8,485
Ttl Gross Liv / Lease Area		2,366	4,822	2,868		695,294

