

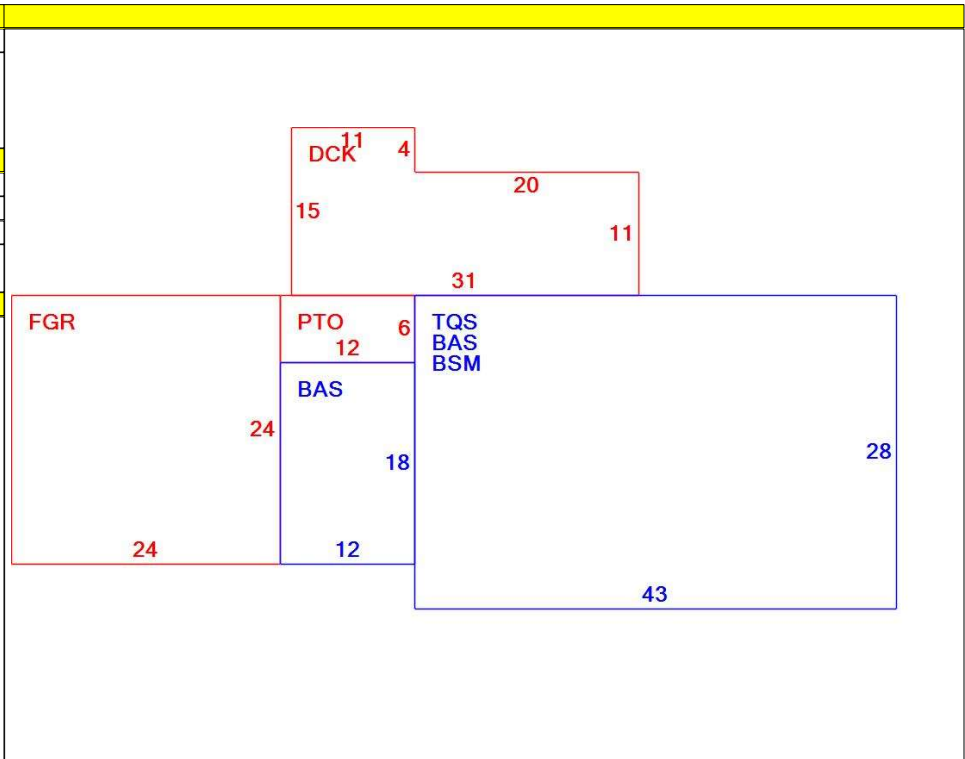
CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA					
COAKLEY JOHN P COAKLEY CHRISTINE K 414 LINCOLN ST DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code			Appraised	Assessed		
		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	404,700	404,700				
				0	Heavy			RES LAND	1010	364,600	364,600				
SUPPLEMENTAL DATA															
Alt Prcl ID				Cyclical		3									
Scnd Home				Exemption		22									
Tax Class T				W											
Tot Fin Area 2323				District											
Total Acres 1.33				Res Exem											
Chapter Lan															
GIS ID F_867489_2848447				Assoc Pid#											
									Total	769,300	769,300				
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
COAKLEY JOHN P			15629 0134	11-06-1997	Q	I	231,000	00	Year	Code	Assessed	Year	Code	Assessed	
									2023	1010	301,100	2022	1010	250,500	
										1010	378,900		1010	312,300	
												2021	1010	248,700	
													1010	260,300	
									Total	680,000	Total	562,800	Total	509,000	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor							
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int							
2024	22	22 VETERAN	400.00												
			Total					400.00							
ASSESSING NEIGHBORHOOD															
Nbhd		Nbhd Name		B		Tracing		Batch							
0050															
NOTES															
BUILDING PERMIT RECORD															
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
									04-12-2013	VGS			20	Field Review	
									07-17-2007	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	0.418 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	14,600
Total Card Land Units					1.34 AC	Parcel Total Land Area					1.34	Total Land Value			364,600

VISION

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1204	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
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	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	4				
Full Baths	2				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1204				

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

COST / MARKET VALUATION	
Net Other Adj	551,998
Replace Cost	18,070
Year Built	570,068
Effective Year Built	1967
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 Rcnd	404,700
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,420	1,420	1,420	194.57	276,291	
BSM	Basement	0	1,204	241	38.95	46,892	
DCK	Deck	0	385	39	19.71	7,588	
FGR	Garage	0	576	230	77.69	44,751	
PTO	Patio	0	72	4	10.81	778	
TQS	Three Quarter Story	903	1,204	903	145.93	175,698	
Ttl Gross Liv / Lease Area		2,323	4,861	2,837		551,998	



414 LINCOLN ST

