

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
COWDEN JOHN J TT			0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
COWDEN LAURIE J TT			0	No Sewer	0	Paved	0	Average	RESIDNTL	1020	515,100	515,100
521 WEST ST #E17					0	Heavy			RESIDNTL	1020	10,500	10,500
SUPPLEMENTAL DATA												
DUXBURY MA 02332			Alt Prcl ID 082/070.0-0250-0000.			Cyclical Exemption W			3			
			Scnd Hom			District Res Exem						
			Tax Class T			Assoc Pid#						
			Tot Fin Are 1690									
			Total Acres									
			Chapter La									
			GIS ID F_868356_2846541									
										Total	525,600	525,600

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
COWDEN JOHN J TT							56493	242	02-28-2022	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
COWDEN JOHN J J							51146	143	05-24-2019	U	I	375,000	1	2023	1020	475,900	2022	1020	387,000	2021	1020	369,600
CORMAY LYNNE E & THEODORE C JR TT							45294	0231	03-05-2014	U	I	1	1A		1020	8,100		1020	8,100		1020	8,100
CORMAY JOAN E TT							31880	0141	12-09-2005	Q	I	445,000	00									
ANGELO JOSEPH G							15070	0046	04-02-1997	U	I	1	1									
										Total	484,000	Total	395,100	Total	377,700							

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
			Total	0.00																

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch							
0001											
NOTES											
										Total Appraised Parcel Value	525,600

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	
										11-17-2021	SJT	10	21	Field Review + GIS	
										05-07-2020	SJD	9	20	Field Review	
										07-16-2013	SJD	3	30	Quality Control	

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	1020	Condo			0.000	AC	0.00	1.00000	0	1.00	0000	1.000		0.0000	0	
					Total Card Land Units	0.00	AC	Parcel Total Land Area					0.00	Total Land Value		0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	55	Condominium	AMENITY 1	2	Deck
Model	05	Res Condo	Amenity 2	4	WO Bsmt
Grade	05	Ave/Good	Amenity 3		
Stories	2				
Occupancy			CONDO DATA		
Interior Wall 1	05	Drywall	Parcel Id	8027	C 8027
Interior Wall 2					Own
Interior Floor 1	12	Hardwood		The Township	B 1 S 1
Interior Floor 2			Adjust Type	Code	Description
Heat Fuel	02	Oil	Condo Flr	B2TC	2 Bedroom TC
Heat Type	05	Hot Water	Condo Unit	1A	1A
AC Type	03	Central			Factor%
CNS Bedrooms	2				136
Full Baths	3		COST / MARKET VALUATION		
Half Baths	1		Net Other Adj		663,428
Extra Fixtures	1		Replace Cost		42,125
Total Rooms	5		Year Built		705,553
Bath Style	02	Average	Effective Year Built		1984
Kitchen Style	02	Average	Depreciation Code		1994
Kitchen Type	4	Full Eat-In	Remodel Rating		A
Kitchen Func	5		Year Remodeled		
Parking Class	3	Deeded	Depreciation %		27
SF Basement	820		Functional Obsol		
Bsmt Garage	0		External Obsol		
Fireplaces	1		Trend Factor		1.000
Part Bedroom	0		Condition		
FBM Quality	05	Living Area	Condition %		
SF Fin Bsmt	708		Percent Good		73
Extra Openings	0		Cns Sect Rcnd		515,100
Gas Fireplace	0		Dep % Ovr		
Parking			Dep Ovr Comment		
AMENITY 1	2	Deck	Misc Imp Ovr		
Amenity 2	4	WO Bsmt	Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

FUS (848 sf)
BAS (864 sf)
BSM (820 sf)
WDK (80 sf)

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
FGR1	Garage - 1 Sto	L	288	52.00	1984	A	70	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	864	864	864	352.14	304,247
BSM	Basement	0	820	164	70.43	57,751
FUS	Finished Upper Story	848	848	848	352.14	298,613
WDK	Deck	0	80	8	35.21	2,817
Ttl Gross Liv / Lease Area		1,712	2,612	1,884		663,428

