

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
COFFEY BRIAN J			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
COFFEY KELLY A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	779,100	779,100	
50 ALEXANDER WAY		SUPPLEMENTAL DATA			RES LAND	1010	385,400	385,400		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3813 Total Acres 1.97 Chapter Lan GIS ID F_868602_2848180			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	41,500	41,500	
						Total		1,206,000	1,206,000	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
COFFEY BRIAN J		LCC 122787	12-04-2015	Q	I	707,000	00	Year	Code	Assessed	Year	Code	Assessed	
GILLESPIE JOHN H & GILLESPIE KATHL		LCC 72672	01-15-1986	Q	I	250,000	00	2023	1010	589,600	2022	1010	538,400	
									1010	401,700		1010	331,200	
									1010	22,700		1010	22,700	
						Total		1,014,000	Total		892,300	Total		747,900

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
		Total	0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			779,100
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			41,500
Appraised Land Value (Bldg)			385,400
Special Land Value			0
Total Appraised Parcel Value			1,206,000
Valuation Method			C
Total Appraised Parcel Value			1,206,000

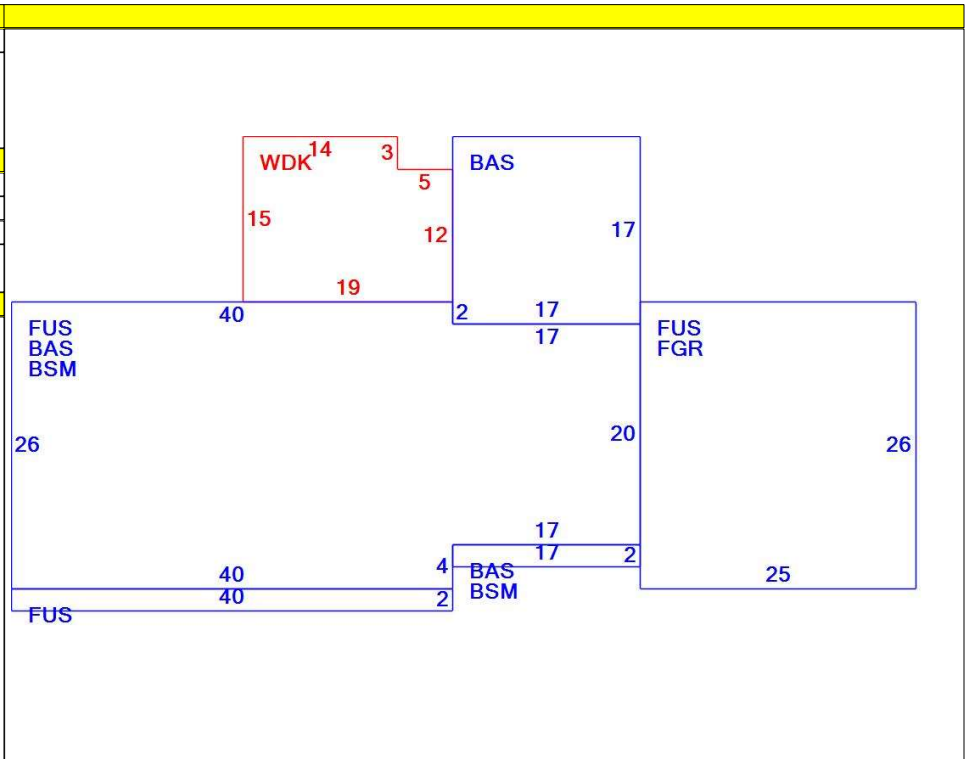
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
2016-296	09-07-2016	MS	Miscellaneous	35,000	08-17-2018	100		INSTALL AN INGROUND 18' X 3	09-10-2018	SJD			20	Field Review
137	10-22-2008	MN	Maintenance	26,200		100		RPL 19 WINDOWS	08-17-2018	JLF	5		30	Quality Control
59	03-02-2005	MN	Maintenance	1,100		100		REPLACE KIT DR & WIN	04-27-2016	SJD	9	1	00	Measure & Listed
13730	07-11-1995	AD	Addition	65,000	08-18-1997	100		10X18 RM/FIN OVER GA	04-12-2013	VGS			20	Field Review
									09-03-2005	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	PD	Primary	40,000	SF 8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,000	
1	1010	Single Family	PD	Residual	1.061	AC 35,000.00	0.95436	5	1.00	0050	1.000		1.0000	0.77	35,400	
Total Card Land Units					1.98	AC	Parcel Total Land Area					1.98	Total Land Value			385,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1414	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	5				
Full Baths	3				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	12				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt					
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1414				

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

COST / MARKET VALUATION			
Net Other Adj		885,717	
Replace Cost		30,880	
Year Built		1985	
Effective Year Built		2006	
Depreciation Code		VG	
Remodel Rating			
Year Remodeled			
Depreciation %	15		
Functional Obsol			
External Obsol			
Trend Factor	1.000		
Condition			
Condition %			
Percent Good	85		
Cns Sect Rcnld	779,100		
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
SPL1	Ing Pool - Ave	L	648	64.00	2016	E	100	C	1.00	41,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,703	1,703	1,703	202.08	344,142
BSM	Basement	0	1,414	283	40.44	57,189
FGR	Garage	0	650	260	80.83	52,541
FUS	Finished Upper Story	2,110	2,110	2,110	202.08	426,389
WDK	Deck	0	270	27	20.21	5,456
Ttl Gross Liv / Lease Area		3,813	6,147	4,383		885,717

