

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT									
COSGROVE JOSEPH F		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed				
COSGROVE CHRISTINE A		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	543,300	543,300				
825 FRANKLIN ST		SUPPLEMENTAL DATA				RES LAND	1010	300,700	300,700	905					
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2739 Total Acres .415 Chapter Lan GIS ID F_861396_2846254				Cyclical 1 Exemption W District Res Exem Assoc Pid#				RESIDNTL	1010	82,100	82,100	DUXBURY, MA	
										Total	926,100	926,100	VISION		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
COSGROVE JOSEPH F		18658 0232	06-30-2000	Q	I	277,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	407,100	2022	1010	340,700	2021	1010	332,900
									1010	312,400		1010	262,400		1010	214,100
									1010	50,900		1010	50,900		1010	50,900
								Total	770,400	Total	654,000	Total	597,900			

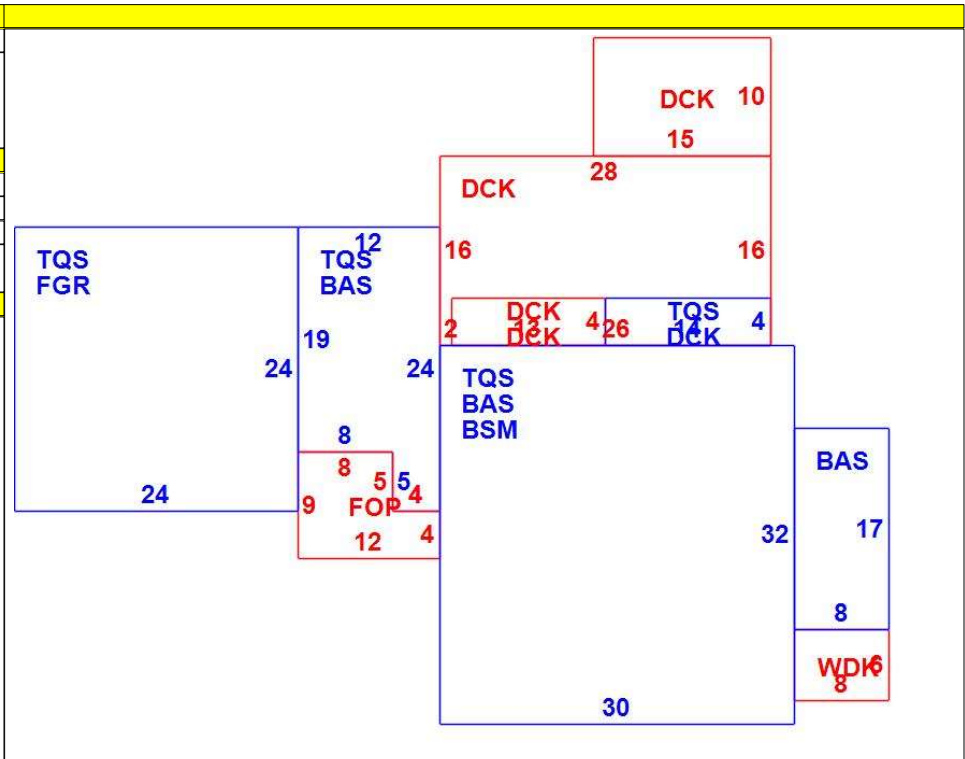
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
		Total	0.00															
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name		B		Tracing		Batch			Appraised Bldg. Value (Card)						543,300		
0050										Appraised Xf (B) Value (Bldg)						0		
										Appraised Ob (B) Value (Bldg)						82,100		
										Appraised Land Value (Bldg)						300,700		
										Special Land Value						0		
										Total Appraised Parcel Value						926,100		
										Valuation Method						C		
										Total Appraised Parcel Value						926,100		

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
2019-33	02-05-2019	BP	Bldg Permit	48,500	07-31-2019	100		16' X 36' INGRD GUNITE POOL			07-31-2019	SJT	5		01	Measure - No Entry
441	09-23-2005	AD	Addition	18,000		100		1 STRY ADD 13X19			04-12-2013	VGS			20	Field Review
368	08-08-2005	AD	Addition	57,000		100		GAR,9X12 CONN,MSUITE			08-16-2007	BSB			01	Measure - No Entry
19990206	05-14-1999	AD	Addition	4,000	07-21-2000	100		14X19 DECK								
11741	10-22-1990	MN	Maintenance		02-02-1991	100		INSTALL STOVE								
11487	02-02-1990	AD	Addition	42,000	01-01-1993	100										

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	18,098 SF	16.61	1.00000	5	1.00	0050	1.000				1.0000	16.62	300,700
Total Card Land Units					0.42 AC	Parcel Total Land Area					0.42	Total Land Value					300,700

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	960	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	11	Clapboard			B
Roof Structure	03	Gable			S
Roof Cover	03	Asphalt	Adjust Type	Code	Description
Interior Wall 1	05	Drywall	Condo Flr		Factor%
Interior Wall 2			Condo Unit		
Interior Floor 1	12	Hardwood	COST / MARKET VALUATION		
Interior Floor 2					
Heat Fuel	02	Oil	Net Other Adj		704,887
Heat Type	05	Hot Water	Replace Cost		39,295
AC Type	03	Central	Year Built		744,183
Bedrooms	3		Effective Year Built		1952
Full Baths	3		Depreciation Code		1994
Half Baths	1		Remodel Rating		G
Extra Fixtures	2		Year Remodeled		
Total Rooms	9		Depreciation %		27
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		73
Sq Ft Fin Bsmt	280		Cns Sect Rcnld		543,300
FBM Quality	04	Above Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	960		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
SHD1	Shed	L	234	21.00	1995	A	70	B	1.50	5,200
SPL2	Ing Pool-Good	L	576	89.00	2019	E	100	B	1.50	76,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,344	1,344	1,344	217.56	292,398
BSM	Basement	0	960	192	43.51	41,771
DCK	Deck	0	758	76	21.81	16,534
FGR	Garage	0	576	230	86.87	50,038
FOP	Open Porch	0	88	13	32.14	2,828
TQS	Three Quarter Story	1,380	1,840	1,380	163.17	300,230
WDK	Deck	0	48	5	22.66	1,088
Ttl Gross Liv / Lease Area		2,724	5,614	3,240		704,887

