

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
COURNOYER BRENDAN COURNOYER COLLEEN 2 LEWIS FARM RD		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed	
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	685,400	685,400	
DUXBURY MA 02332		<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	353,800	353,800	905 DUXBURY, MA  <b>VISION</b>		
		Alt Prcl ID	Cyclical Exemption		4	Total			1,039,200			
GIS ID F_862457_2843476		Assoc Pid#										

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
COURNOYER BRENDAN	56951	273	06-24-2022	Q	I	1,200,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
GAMBINO MICHAEL P	32937	0135	06-28-2006	Q	I	785,000	00	2023	1010	477,000	2022	1010	435,500	2021	1010	386,300
WHALEN JOSEPH G & KLUCVSEK DO	31550	0282	10-18-2005	U	I	1	1F		1010	368,000		1010	303,300		1010	252,800
WHALEN JOSEPH G	31550	0257	10-18-2005	U	I	1	1F	Total								
KLUCVSEK WHALEN TRUST	22026	0050	05-03-2002	U	I	1	1F	845,000		Total		738,800		Total		639,100

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

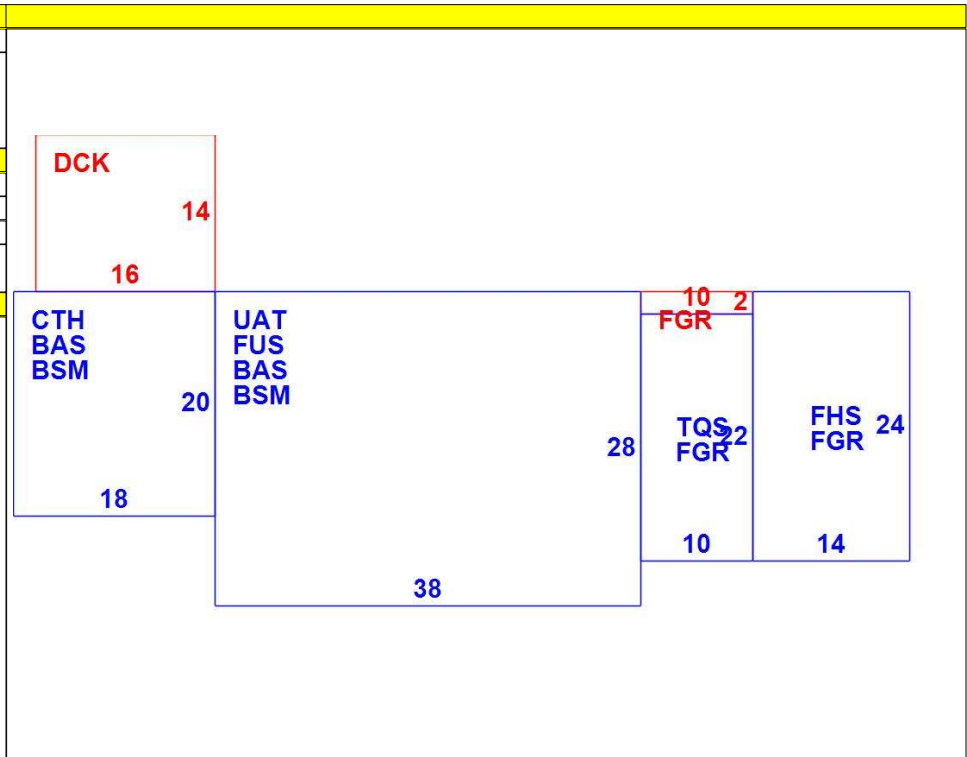
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

NOTES									
This signature acknowledges a visit by a Data Collector or Assessor									
<b>APPRAISED VALUE SUMMARY</b>									
Appraised Bldg. Value (Card)								685,400	
Appraised Xf (B) Value (Bldg)								0	
Appraised Ob (B) Value (Bldg)								0	
Appraised Land Value (Bldg)								353,800	
Special Land Value								0	
Total Appraised Parcel Value								1,039,200	
Valuation Method								C	
Total Appraised Parcel Value								1,039,200	

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
14466	05-12-1997	NC	New Construct	156,000	02-24-1998	100		28X38 2STRY/GARAGE		08-31-2023	SJD	9		01	Measure - No Entry
										09-16-2013	JLF	7	1	00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										06-06-2007	BSB		1	07	Measure - Info @ Door

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	0.108	AC 35,000.00	1.00000	5	1.00	0050	1.000			1.0000		0.81	3,800
Total Card Land Units					1.03	AC	Parcel Total Land Area				1.03	Total Land Value					353,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1424	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	820.00	Full
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2	11	Clapboard			S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		788,648
Interior Floor 2	14	Carpet	Replace Cost		27,360
Heat Fuel	02	Oil	Year Built		816,007
Heat Type	05	Hot Water	Effective Year Built		1997
AC Type	03	Central	Depreciation Code		2005
Bedrooms	4		Remodel Rating		A
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		16
Extra Fixtures	2		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		84
Extra Openings	0		Cns Sect Rcnld		685,400
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1424		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	1,424	1,424	1,424	221.90	315,991
BSM	Basement	0	1,424	285	44.41	63,243
CTH	Cathedral Ceiling	0	360	36	22.19	7,989
DCK	Deck	0	224	22	21.79	4,882
FGR	Garage	0	576	230	88.61	51,038
FHS	Finished Half Story	168	336	168	110.95	37,280
FUS	Finished Upper Story	1,064	1,064	1,064	221.90	236,106
TQS	Three Quarter Story	165	220	165	166.43	36,614
UAT	Unfinished Attic	0	1,064	160	33.37	35,505
Ttl Gross Liv / Lease Area		2,821	6,692	3,554		788,648

