

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
KOSSMANN SARAH W  1000 MAYFLOWER ST  DUXBURY MA 02332			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	360,800	360,800
				0 Heavy		RES LAND	1010	401,000	401,000
<b>SUPPLEMENTAL DATA</b>						RESIDNTL	1010	7,400	7,400
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3224 Total Acres 4.098 Chapter Lan GIS ID F_865507_2843305				Cyclical 4 Exemption W District Res Exem Assoc Pid#					
						Total		769,200	769,200

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
KOSSMANN SARAH W		38981 0098	09-15-2010	Q	I	555,000	00	Year	Code	Assessed	Year	Code	Assessed			
SIMPSON C PARKER		38652 0030	06-23-2010	U	I	100	1A	2023	1010	397,900	2022	1010	349,400			
									1010	607,800		1010	390,100			
									1010	600		1010	600			
								Total		1,006,300	Total		740,100	Total		698,900

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

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	360,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	7,400
Appraised Land Value (Bldg)	401,000
Special Land Value	0
Total Appraised Parcel Value	769,200
Valuation Method	C
Total Appraised Parcel Value	769,200

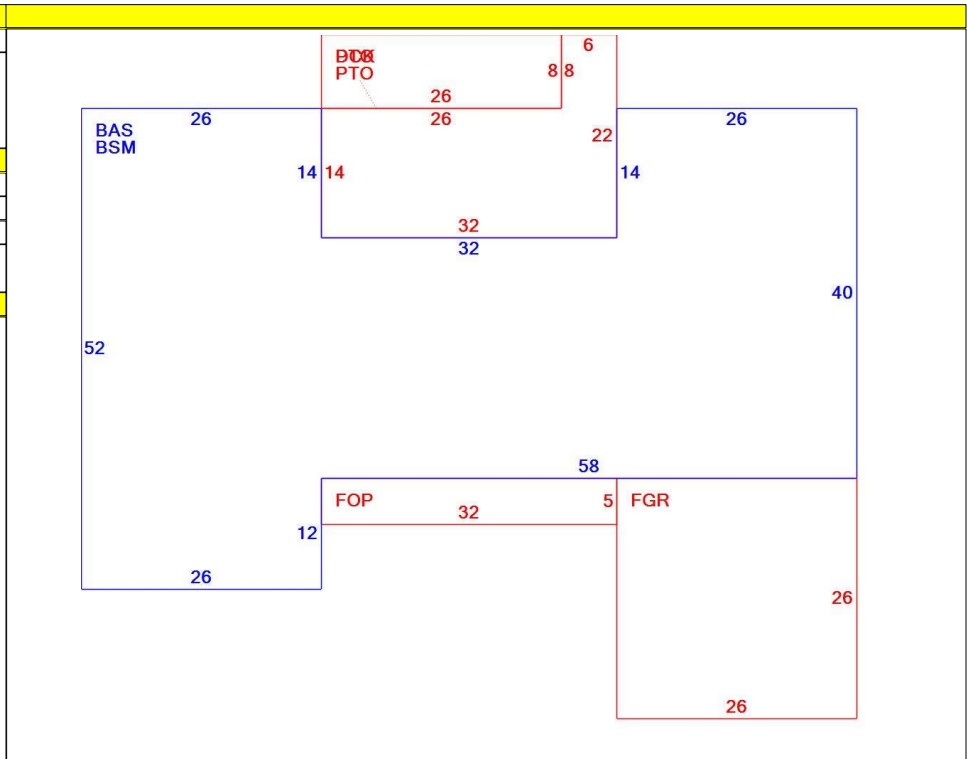
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

NOTES									

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
										04-12-2013	VGS			20	Field Review
										04-21-2011	KP			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	350,000	
1	1010	Single Family	RC	Residual	3.180	AC 35,000.00	0.45826	5	1.00	0050	1.000			1.0000	51,000	
Total Card Land Units					4.10	AC	Parcel Total Land Area					4.10	Total Land Value			401,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	3224	
Model	01	Residential	Bsmt Type	03	
Grade	03	Average	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
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			458,104
Interior Floor 2			Net Other Adj		50,100
Heat Fuel	02	Oil	Replace Cost		508,204
Heat Type	05	Hot Water	Year Built		1974
AC Type	01	None	Effective Year Built		1992
Bedrooms	4		Depreciation Code		A
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		29
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		71
Gas Fireplaces	0		Cns Sect Rcnld		360,800
Sq Ft Fin Bsmt	1200		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	3224		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
HTB	Hot Tub	L	1	10500.00	2005	A	70	C	1.00	7,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,224	3,224	3,224	107.84	347,676
BSM	Basement	0	3,224	645	21.57	69,557
DCK	Deck	0	496	50	10.87	5,392
FGR	Garage	0	676	270	43.07	29,117
FOP	Open Porch	0	160	24	16.18	2,588
PTO	Patio	0	704	35	5.36	3,774
Ttl Gross Liv / Lease Area		3,224	8,484	4,248		458,104



1000 MAYFLOWER ST

