

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
POOLE JEREMY G			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA	
POOLE BRIANA Q			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	399,900	399,900		
20 APPLE HILL LN		SUPPLEMENTAL DATA				RES LAND	1010	430,800	430,800	VISION	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2080 Total Acres .564 Chapter Lan		Cyclical 4 Exemption W District Res Exem		Total 830,700 830,700					
GIS ID F_863966_2844147		Assoc Pid#									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
POOLE JEREMY G		56353 276	01-24-2022	Q	I	760,000	00	Year	Code	Assessed	Year	Code	Assessed		
COUGHLIN CHRISTINE P		40255 0187	08-25-2011	U	I	1	1F	2023	1010	306,800	2022	1010	273,700		
COUGHLIN CHRISTINE P		38804 0155	08-04-2010	U	I	100	1A		1010	461,900		1010	294,900		
COUGHLIN CHRISTINE PROODIAN		29253 0036	10-14-2004	U	I	100	1F								
COUGHLIN KERRY L		17835 0237	09-02-1999	Q	I	355,000	00	Total		768,700	Total		568,600	Total	533,800

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	

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0060								
NOTES								
Appraised Bldg. Value (Card) 399,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 430,800 Special Land Value 0 Total Appraised Parcel Value 830,700 Valuation Method C Total Appraised Parcel Value 830,700								

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
QPO-23-12	05-08-2023	MN	Maintenance	13,335		100	05-08-2023	STRIP & REROOF	04-04-2022	SJD	9		01	Measure - No Entry
qpo-22-85	03-07-2022	MN	Maintenance	2,759		100	03-07-2022	AIR SEALING/CELLULOSE ATTI	11-22-2021	SJT	10		20	Field Review
QPO-20-13	10-24-2020	MN	Maintenance	15,632		100		Install 20 Vinyl replacement wind	04-12-2013	VGS			20	Field Review
									05-30-2007	BSB		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	RC	Primary	24,569 SF	13.08	1.00000	5	1.00	0060	1.341		1.0000	17.53	430,800	
Total Card Land Units					0.56 AC	Parcel Total Land Area					0.56	Total Land Value				430,800

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	960	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			B
Exterior Wall 2					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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			
Interior Floor 2			Net Other Adj		468,371
Heat Fuel	02	Oil	Replace Cost		37,830
Heat Type	05	Hot Water	Year Built		506,202
AC Type	01	None	Effective Year Built		1982
Bedrooms	4		Depreciation Code		2000
Full Baths	2		Remodel Rating		G
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		21
Total Rooms	8		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		79
Gas Fireplaces	0		Cns Sect Rcnld		399,900
Sq Ft Fin Bsmt	480		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	960		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

<p>FSP</p> <p style="text-align: right; color: red;">14</p> <p style="text-align: center; color: red;">16</p>	<p>CTH BAS</p> <p style="text-align: right; color: blue;">14</p> <p style="text-align: center; color: blue;">20</p>	<p>BSM</p> <p style="text-align: right; color: red;">24</p> <p style="text-align: center; color: red;">24</p> <p style="text-align: center; color: red;">4</p>
<p>FUS BAS BSM</p> <p style="text-align: center; color: blue;">36</p>	<p style="text-align: center; color: blue;">2</p>	

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	1,144	1,144	1,144	199.73	228,493
BSM	Basement	0	960	192	39.95	38,349
CTH	Cathedral Ceiling	0	280	28	19.97	5,592
FSP	Screened Porch	0	224	45	40.12	8,988
FUS	Finished Upper Story	936	936	936	199.73	186,949
Ttl Gross Liv / Lease Area		2,080	3,544	2,345		468,371

