

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
COSTELLO B PATRICK			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
CONNOLLY COSTELLO KERRI			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	373,200	373,200
85 OTTER ROCK RD		SUPPLEMENTAL DATA			RES LAND	1010	447,600	447,600	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1952 Total Acres .953 Chapter Lan GIS ID F_866904_2843140			Cyclical Exemption W District Res Exem Assoc Pid#		Total		820,800
							820,800		820,800

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
COSTELLO B PATRICK		53412 147	09-10-2020	Q	I	550,000	00	Year	Code	Assessed	Year	Code	Assessed
CONNOLLY MARK G		11345 0084	10-19-1992	Q	I	194,000	00	2023	1010	297,100	2022	1010	273,400
ROCHE GERARD P		5734 0109	08-01-1984	Q	I	129,900	00		1010	480,400	2021	1010	305,200
		Total						777,500		Total		578,600	
										Total		538,700	

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				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	373,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	447,600
Special Land Value	0
Total Appraised Parcel Value	820,800
Valuation Method	C
Total Appraised Parcel Value	820,800

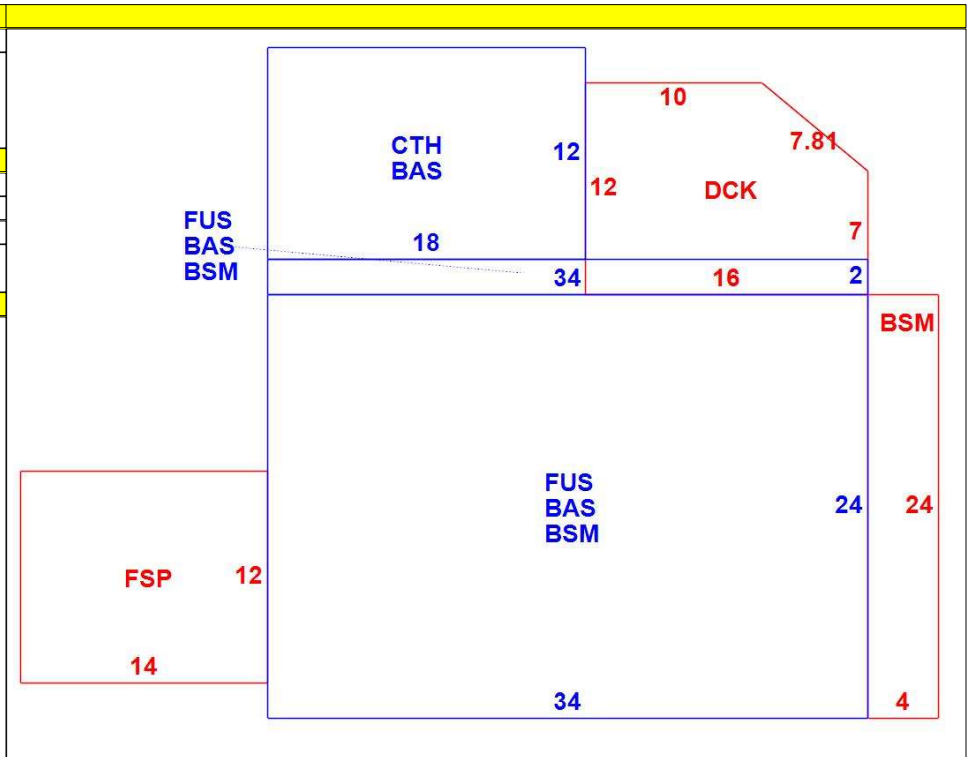
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
QP-19-81	04-22-2019	MN		13,000		100		14 REPLACEMENT WINDOWS	04-20-2021	SJD	9		01	Measure - No Entry
2014-4	01-23-2014	MN	Maintenance	3,771		100		3 RPLC WINDOWS	04-12-2013	VGS			20	Field Review
28	04-28-2008	MN	Maintenance	6,000		100		REROOF 21 SQUARES	09-15-2007	BSB			01	Measure - No Entry
11623	06-25-1990	AD	Addition	6,000	01-01-1991	100		SCR PORCH 12 X 14						

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	0060	1.341		TN95	0.9500	11.15	445,900	
1	1010	Single Family	RC	Residual	0.036 AC	35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.10	1,700	
Total Card Land Units					0.95 AC	Parcel Total Land Area					0.95	Total Land Value					447,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	912	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	1				
Sq Ft Fin Bsmt	384				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	912				

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

COST / MARKET VALUATION	
Net Other Adj	477,769
Replace Cost	33,410
Year Built	1984
Effective Year Built	1994
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	27
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	73
Cns Sect Rcnd	373,200
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,100	1,100	1,100	211.97	233,162
BSM	Basement	0	980	196	42.39	41,545
CTH	Cathedral Ceiling	0	216	22	21.59	4,663
DCK	Deck	0	177	18	21.56	3,815
FSP	Screened Porch	0	168	34	42.90	7,207
FUS	Finished Upper Story	884	884	884	211.97	187,377
Ttl Gross Liv / Lease Area		1,984	3,525	2,254		477,769

