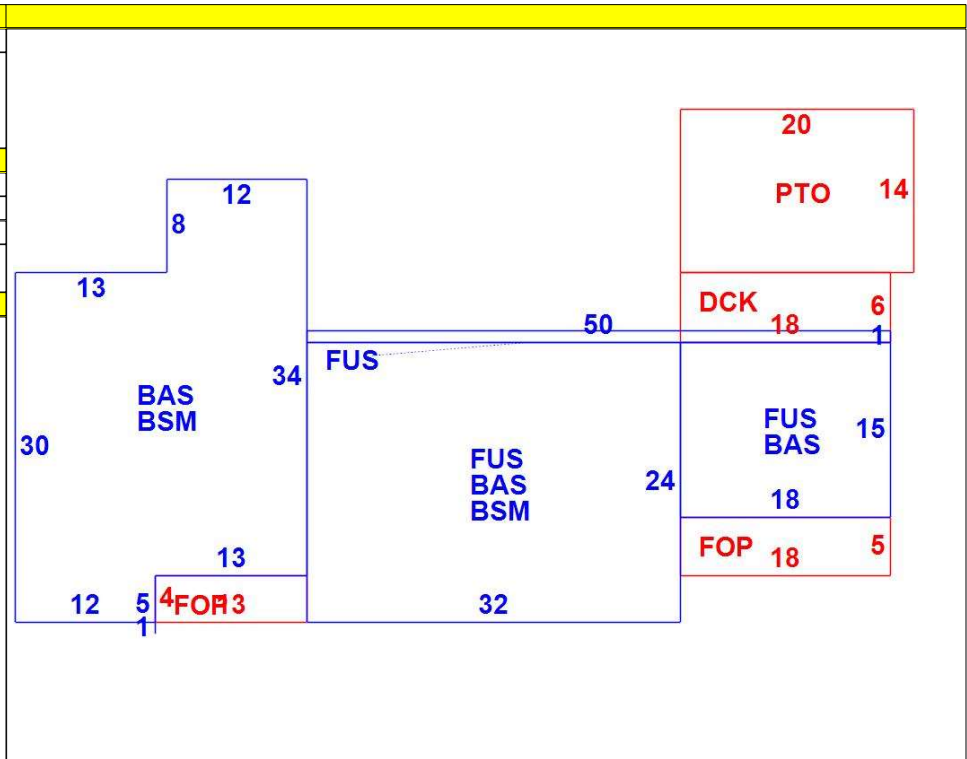


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
COONAN DAVID A JR COONAN SANDRA M 57 DELORENZO DR DUXBURY MA 02332		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed									
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	474,800	474,800									
		SUPPLEMENTAL DATA		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2126 Total Acres .988 Chapter Lan GIS ID F_860034_2841574		Cyclical 1 Exemption W District Res Exem Assoc Pid#		RES LAND	1010	335,000	335,000									
						RESIDNTL	1010	2,400	2,400											
								Total		812,200	812,200									
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
COONAN DAVID A JR		11208	0171	08-24-1992		Q	I	145,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
											2023	1010	348,000	2022	1010	319,400	2021	1010	279,900	
												1010	348,400		1010	287,100		1010	239,500	
												1010	900		1010	900		1010	900	
											Total		697,300	Total		607,400	Total		520,300	
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												
0050																				
NOTES																				
												Appraised Bldg. Value (Card)				474,800				
												Appraised Xf (B) Value (Bldg)				0				
												Appraised Ob (B) Value (Bldg)				2,400				
												Appraised Land Value (Bldg)				335,000				
												Special Land Value				0				
												Total Appraised Parcel Value				812,200				
												Valuation Method				C				
												Total Appraised Parcel Value				812,200				
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			
2018-10	07-06-2018	MS	Miscellaneous	4,000		100		INSTALL A 10' X 16' UTILITY BL				11-21-2022	SJT	10		01	Measure - No Entry			
177	09-29-2011	AD	Addition	84,500	04-23-2012	100		832' SINGLESTY,54'FP				04-12-2013	VGS			20	Field Review			
20010353	09-04-2001	AD	Addition	32,500	08-09-2003	100		2STYAD/POR/DK-FINBSM				04-23-2012	KP	5	1	00	Measure & Listed			
12928	08-31-1993	AD	Addition	2,800	10-28-1994	100		REMOVE & REPLACE DK				08-09-2003	KP		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	40,000	SF 8.75	1.00000	5	1.00	0050	1.000			ES95	0.9500	8.75	332,500			
1	1010	Single Family	RC	Residual	0.071	AC 35,000.00	1.00000	5	1.00	0050	1.000				1.0000	0.81	2,500			
Total Card Land Units					0.99	AC	Parcel Total Land Area					0.99	Total Land Value			335,000				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	768	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		595,999
Interior Floor 2			Replace Cost		45,630
Heat Fuel	03	Gas	Year Built		641,629
Heat Type	05	Hot Water	Effective Year Built		1964
AC Type	06	Partial	Depreciation Code		1995
Bedrooms	4		Remodel Rating		G
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		26
Extra Fixtures	2		Functional Obsol		
Total Rooms	10		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		74
Extra Openings	0		Cns Sect Rcnld		474,800
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	600		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	768		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	160	21.00	1989	A	70	C	1.00	2,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,832	1,832	1,832	181.82	333,091
BSM	Basement	0	1,562	312	36.32	56,727
DCK	Deck	0	108	11	18.52	2,000
FOP	Open Porch	0	142	21	26.89	3,818
FUS	Finished Upper Story	1,088	1,088	1,088	181.82	197,818
PTO	Patio	0	280	14	9.09	2,545
Ttl Gross Liv / Lease Area		2,920	5,012	3,278		595,999

