

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
COOPER JOHN R COOPER LINDA M 67 FORDVILLE RD DUXBURY MA 02332			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	620,300	620,300	
				0 Light		RES LAND	1010	370,000	370,000	
SUPPLEMENTAL DATA						RESIDNTL	1010	47,100	47,100	
Alt Prcl ID		Scnd Home		Cyclical 2						
Tax Class T		Tot Fin Area 2812		District W						
Total Acres 1.488		Chapter Lan		Res Exem						
GIS ID F_861606_2840369		Assoc Pid#								
						Total		1,037,400	1,037,400	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
COOPER JOHN R		18624	0029	06-21-2000	Q	I	345,000	00	Year	Code	Assessed	Year	Code	Assessed
SZYMCZAK GAYLE		13464	0176	03-10-1995	U	I	1	1F	2023	1010	467,700	2022	1010	426,900
										1010	384,800		1010	317,100
										1010	33,700		1010	33,700
									Total		886,200	Total		777,700
									Total			Total		659,700

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				

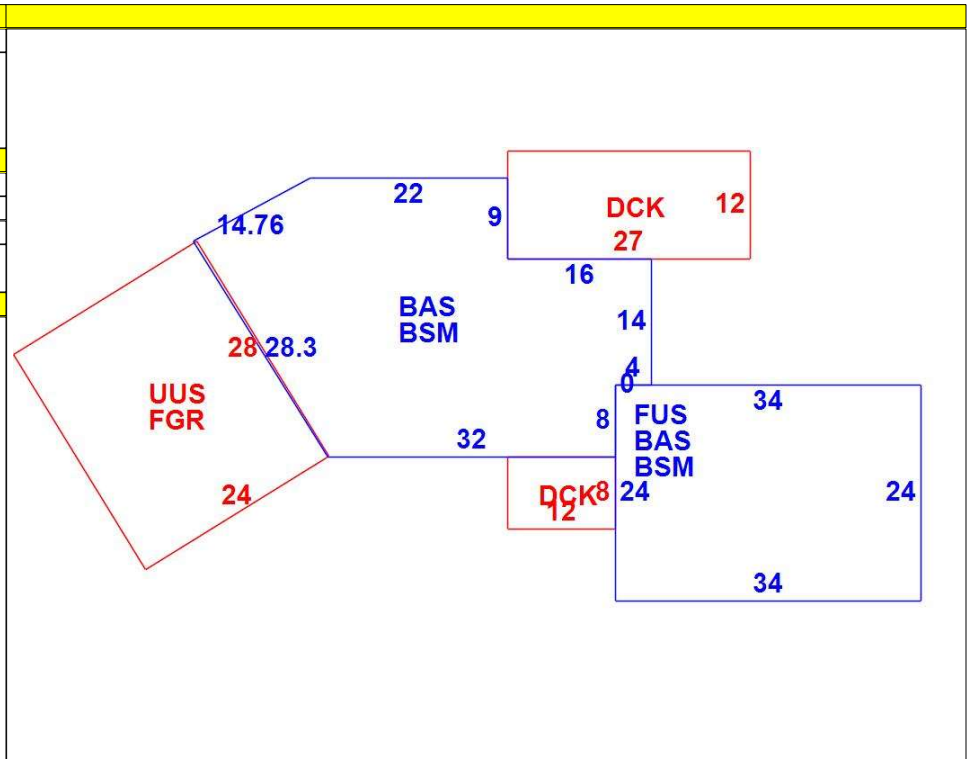
APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)								620,300	
Appraised Xf (B) Value (Bldg)								0	
Appraised Ob (B) Value (Bldg)								47,100	
Appraised Land Value (Bldg)								370,000	
Special Land Value								0	
Total Appraised Parcel Value								1,037,400	
Valuation Method								C	
Total Appraised Parcel Value								1,037,400	

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-20-13	10-23-2020	MN	Maintenance	18,000		100		Install new roof on entire home.		01-24-2023	SJT	10		01	Measure - No Entry
458	09-24-2004	AD	Addition	165,000		100		GAR,ENTRY,DECK		04-12-2013	VGS			20	Field Review
12088	11-13-1991	AD	Addition	8,000	01-01-1992	100		SCRPCH ADD 12.5 X 16		08-23-2006	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			1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.571	AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.80	20,000
Total Card Land Units					1.49	AC	Parcel Total Land Area					1.49	Total Land Value				370,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1996	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
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	5				
Full Baths	2				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	10				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1996				

CONDO DATA			
Parcel Id	C	Owne	
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Net Other Adj		761,580	
Replace Cost		23,635	
Year Built		785,216	
Effective Year Built		1980	
Depreciation Code		2000	
Remodel Rating		G	
Year Remodeled			
Depreciation %		21	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		79	
Cns Sect Rcnld		620,300	
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
SHD1	Shed	L	336	21.00	1980	A	70	C	1.00	4,900
SPL1	Ing Pool - Ave	L	800	64.00	1990	A	70	C	1.00	35,800
SHD1	Shed	L	8	21.00	1990	A	70	C	1.00	100
PTO	Patio	L	600	15.00	1990	A	70	C	1.00	6,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,996	1,996	1,996	197.40	394,016
BSM	Basement	0	1,996	399	39.46	78,764
DCK	Deck	0	420	42	19.74	8,291
FGR	Garage	0	672	269	79.02	53,101
FUS	Finished Upper Story	816	816	816	197.40	161,081
UUS	Unfinished Upper Story	0	672	336	98.70	66,327
Ttl Gross Liv / Lease Area		2,812	6,572	3,858		761,580

