

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
KOCH KENNETH J JR			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
KOCH KATHRYN			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	479,000	479,000
4 OLDE PASTURE RD		SUPPLEMENTAL DATA			RES LAND	1010	351,900	351,900	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2776 Total Acres .971 Chapter Lan GIS ID F_862513_2840186			Cyclical 4 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	5,400	5,400
						Total		836,300	836,300

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
KOCH KENNETH J JR		55331 87	07-19-2021	Q	I	715,000	00	Year	Code	Assessed	Year	Code	Assessed	
LYNCH PATRICIA P		5361 0343	05-26-1983	Q	I	80,000	00	2023	1010	384,800	2022	1010	315,400	
									1010	365,900		1010	301,500	
									1010	2,300		1010	2,300	
						Total		753,000	Total		619,200	Total		540,100

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
0050				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	479,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	5,400
Appraised Land Value (Bldg)	351,900
Special Land Value	0
Total Appraised Parcel Value	836,300
Valuation Method	C
Total Appraised Parcel Value	836,300

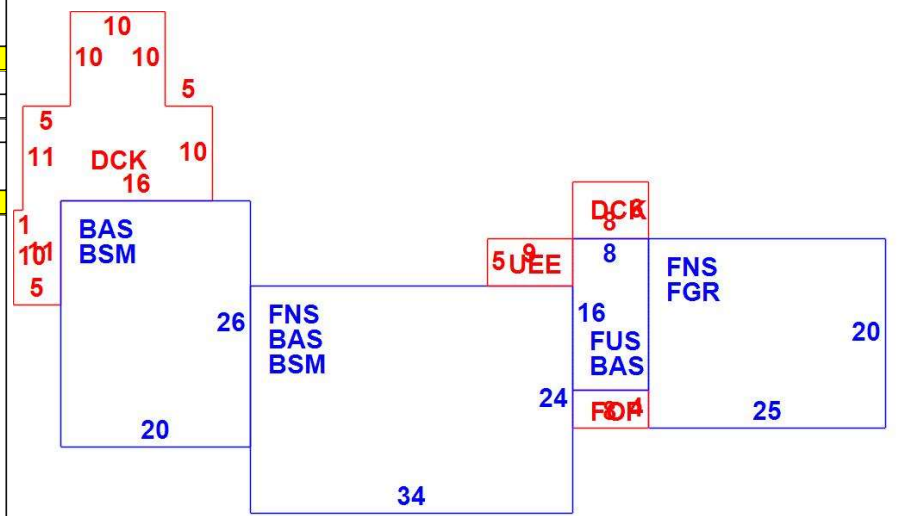
BUILDING PERMIT RECORD							VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
BPO-22-34	02-10-2022	RM	Remodel	7,500		100		RMVE WALL BETWN KITCH&DI	11-18-2021	SJD	9	1	07	Measure - Info @ Door
QPO-21-63	04-02-2021	MN	Maintenance	8,700		100	05-18-2021	Roofing.	09-10-2018	SJD	6		20	Field Review
2014-224	07-30-2014	MS	Miscellaneous	14,000		100		SOLAR ELECTRIC PANELS (21)	04-12-2013	VGS			20	Field Review
14195	08-23-1996	AD	Addition	23,000	07-20-1998	100		10X16 2STY/PRCH/GAR	03-27-2013	AO	6	6	30	Quality Control
12327	05-18-1992	AD	Addition	10,900	01-01-1993	100		ABV-GRND POOL W DECK	09-22-2005	KP		1	00	Measure & Listed
10955	09-19-1988	AD	Addition		01-01-1991	100		1 STORY ADD 20 X 26'						

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	0.053 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.82	1,900
Total Card Land Units					0.97 AC	Parcel Total Land Area					0.97	Total Land Value			351,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1336	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	07	Gambrel			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	928				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1336				

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

COST / MARKET VALUATION			
Net Other Adj		579,937	
Replace Cost		50,310	
Year Built		1968	
Effective Year Built		1997	
Depreciation Code		G	
Remodel Rating			
Year Remodeled			
Depreciation %		24	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		76	
Cns Sect Rcnld		479,000	
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	168	21.00	1980	A	70	C	1.00	2,500
SPL4	Above Ground	L	512	8.00	1985	A	70	C	1.00	2,900
SLR	Solar Panels	L	21	1050.00	2014	G	85	C	1.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,464	1,464	1,464	175.53	256,970
BSM	Basement	0	1,336	267	35.08	46,865
DCK	Deck	0	402	40	17.47	7,021
FGR	Garage	0	500	200	70.21	35,105
FNS	Finished 90% Story	1,184	1,316	1,184	157.92	207,823
FOP	Open Porch	0	32	5	27.43	878
FUS	Finished Upper Story	128	128	128	175.53	22,467
UEE	Unfin. Enclosed Entry	0	45	16	62.41	2,808
Ttl Gross Liv / Lease Area		2,776	5,223	3,304		579,937

