

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
HECKER ALYSON D			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
HECKER JONATHAN L			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	641,800	641,800
96 BIANCA RD		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	353,200	353,200	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3636 Total Acres 1.01 Chapter Lan GIS ID F_863234_2841163			Cyclical 4 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	34,000	34,000
						Total		1,029,000	1,029,000

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
HECKER ALYSON D		55267 88	07-06-2021	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
HECKER ALYSON D & JONATHAN L		49441 0283	01-26-2018	U	I	575,000	1S	2023	1010	485,900	2022	1010	454,100
COAKLEY KEVIN M & MAUREEN B		49441 0280	01-26-2018	U	I	0	1A		1010	504,700		1010	320,700
COAKLEY EDWARD F (L/E)		38163 0208	01-22-2010	U	I	1	1A		1010	17,500		1010	17,500
COAKLEY KEVIN M		32122 0323	01-27-2006	U	I	1	1F	Total					
								1,008,100	Total	792,300	Total	705,600	

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	641,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	34,000
Appraised Land Value (Bldg)	353,200
Special Land Value	0
Total Appraised Parcel Value	1,029,000
Valuation Method	C
Total Appraised Parcel Value	1,029,000

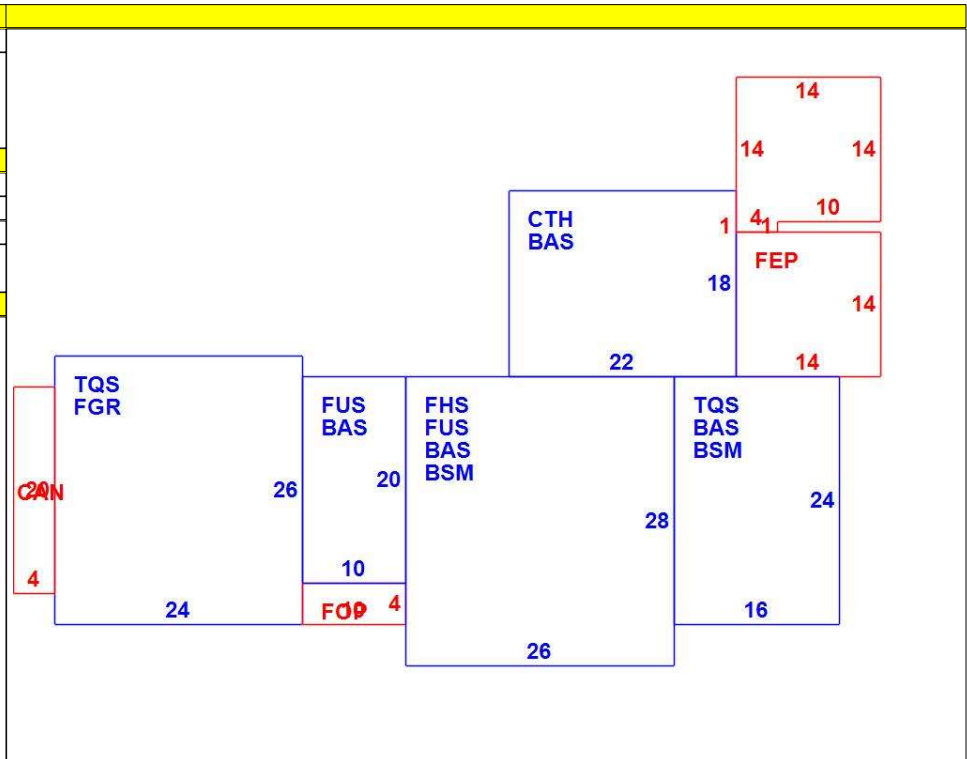
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

NOTES											

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-20-14	11-05-2020	MN	Maintenance	18,500		100		Strip and reroof 40 square with Ti REPLACE SHOWER & VANITY, 2STY/2STY GAR/1ST EL	12-20-2019	SJT	10		01	Measure - No Entry	
2018-28	02-05-2018	RM	Remodel	8,000	08-15-2018	100			09-12-2018	SJD				20	Field Review
12615	11-20-1992	NC	New Construct	203,300	01-01-1994	100			08-15-2018	JLF	5			01	Measure - No Entry
									04-12-2013	VGS				20	Field Review
									10-11-2007	BSB		1	07	Measure - Info @ Door	

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	0.092 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	3,200
Total Card Land Units					1.01 AC	Parcel Total Land Area					1.01	Total Land Value			353,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1112	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			B
Exterior Wall 2	14	Wood Shingle			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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		728,957
Interior Floor 2			Replace Cost		26,130
Heat Fuel	03	Gas	Year Built		755,087
Heat Type	05	Hot Water	Effective Year Built		1993
AC Type	01	None	Depreciation Code		2006
Bedrooms	4		Remodel Rating		G
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		15
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	2		Percent Good		85
Extra Openings	0		Cns Sect Rcnd		641,800
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1112		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
TEN	Tennis Court	L	1	48500.00	1980	A	70	C	1.00	34,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,708	1,708	1,708	165.67	282,968
BSM	Basement	0	1,112	222	33.07	36,779
CAN	Canopy	0	80	8	16.57	1,325
CTH	Cathedral Ceiling	0	396	40	16.73	6,627
FEP	Finished Enclosed Porch	0	196	118	99.74	19,549
FGR	Garage	0	624	250	66.37	41,418
FHS	Finished Half Story	364	728	364	82.84	60,305
FOP	Open Porch	0	40	6	24.85	994
FUS	Finished Upper Story	928	928	928	165.67	153,744
TQS	Three Quarter Story	756	1,008	756	124.25	125,248
Ttl Gross Liv / Lease Area		3,756	6,820	4,400		728,957

