

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
COAKLEY DANIEL E, COAKLEY JOH SUTLIFFE COLLEEN E TT C/O COLLEEN E SUTLIFFE TT 89 EVERGREEN ST DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code		Appraised	Assessed				
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		195,500	195,500				
				0	Light			RES LAND	1010		351,600	351,600				
SUPPLEMENTAL DATA						RESIDNTL	1010	2,800	2,800							
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1248 Total Acres .964 Chapter Lan GIS ID F_863741_2839846		Cyclical Exemption W District Res Exem Assoc Pid#				Total		549,900	549,900							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
COAKLEY DANIEL E, COAKLEY JOHN H COAKLEY EDWARD V & MARILYN A TT		49661 36609	0265 0142	04-04-2018 12-16-2008	U U	I I	100 100	1A 1A	Year	Code	Assessed	Year	Code	Assessed		
									2023	1010	189,400	2022	1010	156,200		
										1010	505,800		1010	321,400		
										1010	1,900		1010	1,900		
		Total							Total	697,100	Total	479,500	Total	450,700		
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		Appraised Bldg. Value (Card)				195,500			
0050									Appraised Xf (B) Value (Bldg)				0			
									Appraised Ob (B) Value (Bldg)				2,800			
									Appraised Land Value (Bldg)				351,600			
									Special Land Value				0			
									Total Appraised Parcel Value				549,900			
									Valuation Method				C			
									Total Appraised Parcel Value				549,900			
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	
2013-51 110	04-18-2013 08-27-2012	MN MN		25,000 7,866	07-17-2013 07-17-2013	100 100		INSTALL 18 ANDERSEN REPLA REPLACE 1 WINDOW		09-12-2018 07-17-2013 04-12-2013 10-16-2007	SJD BH VGS BSB			20 01 20 01	Field Review Measure - No Entry Field Review Measure - No Entry	
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	0.046	AC 35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.79	1,600
Total Card Land Units					0.96	AC	Parcel Total Land Area				0.96	Total Land Value			351,600	

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description			Element	Cd	Description		
Style	08	Raised Ranch			Bsmt Area	1152			
Model	01	Residential			Bsmt Type	03			
Grade	03	Average			Unfin Area	0.00	Partial		
Stories	1				CONDO DATA				
Occupancy	1				Parcel Id		C		Ownr
Exterior Wall 1	14	Wood Shingle						B	S
Exterior Wall 2					Adjust Type	Code	Description	Factor%	
Roof Structure	03	Gable			Condo Flr				
Roof Cover	03	Asphalt			Condo Unit				
Interior Wall 1	05	Drywall			COST / MARKET VALUATION				
Interior Wall 2									
Interior Floor 1	12	Hardwood							
Interior Floor 2					Net Other Adj		242,587		
Heat Fuel	03	Gas			Replace Cost		32,800		
Heat Type	05	Hot Water			Year Built		275,387		
AC Type	01	None			Effective Year Built		1971		
Bedrooms	3				Depreciation Code		1992		
Full Baths	2				Remodel Rating		A		
Half Baths	0				Year Remodeled				
Extra Fixtures	0				Depreciation %		29		
Total Rooms	6				Functional Obsol				
Bath Style	02	Average			External Obsol				
Kitchen Style	02	Average			Trend Factor		1.000		
Extra Kitchens	0				Condition				
Fireplaces	1				Condition %				
Extra Openings	0				Percent Good		71		
Gas Fireplaces	0				Cns Sect Rcnld		195,500		
Sq Ft Fin Bsmt	792				Dep % Ovr				
FBM Quality	04	Above Average			Dep Ovr Comment				
Foundation	06	Poured Conc			Misc Imp Ovr				
Bsmt Garage	0				Misc Imp Ovr Comment				
Bsmt Area	1152				Cost to Cure Ovr				
					Cost to Cure Ovr Comment				

<p>WDK</p> <p style="text-align: right;">14</p> <p style="text-align: center;">22</p> <p>BAS BSM</p> <p style="text-align: right;">24</p> <p style="text-align: right;">48</p> <p>BAS 48 2</p>	
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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	192	21.00	1980	A	70	C	1.00	2,800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,248	1,248	1,248	160.76	200,628	
BSM	Basement	0	1,152	230	32.10	36,975	
WDK	Deck	0	308	31	16.18	4,984	
Ttl Gross Liv / Lease Area		1,248	2,708	1,509		242,587	

