

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
COONEY VINCENT P COONEY NANCY M 42 CHRISTINA CT  DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	396,000	396,000
		SUPPLEMENTAL DATA		0		Light			RES LAND	1010	352,100
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2240 Total Acres .978 Chapter Lan GIS ID F_867999_2841436		Cyclical Exemption W District Res Exem Assoc Pid#		4		RESIDNTL	1010	2,100	2,100
						Total				750,200	750,200

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
COONEY VINCENT P		17773 0315	08-17-1999	Q	I	350,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	299,300	2022	1010	273,200
									1010	366,200		1010	301,800
									1010	1,400		1010	1,400
								Total		666,900	Total		576,400
								Total			Total		499,300

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)	396,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,100
Appraised Land Value (Bldg)	352,100
Special Land Value	0
Total Appraised Parcel Value	750,200
Valuation Method	C
Total Appraised Parcel Value	750,200

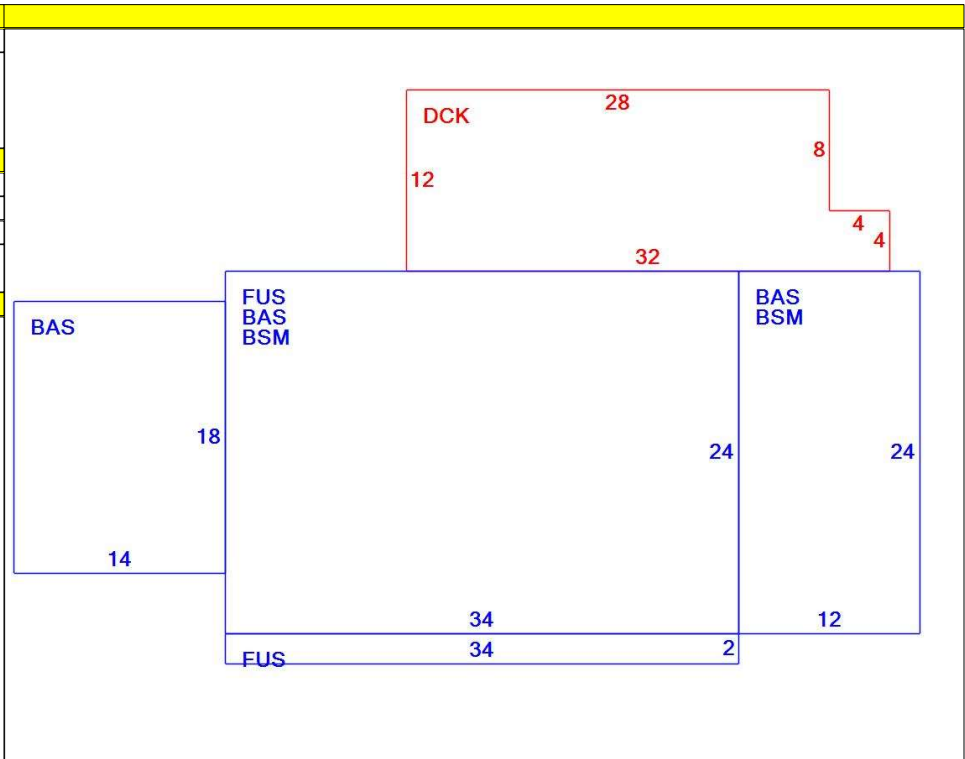
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

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-21-49	03-18-2021	MN	Maintenance	11,000		100		Strip roof and replace with new a R BWALL&STEEL BEAM 10X14 UTILITY BLDG NEW DOORS,WNDWS,CLAP RMVLDMGCLAY+STNLSSTL	04-12-2013	VGS			20	Field Review
25	03-10-2009	MN	Maintenance	30,000		100			07-14-2008	KP		1	00	Measure & Listed
173	06-11-2007	MS	Miscellaneous	4,700		100								
553	10-21-2003	RM	Remodel	6,000		100								
12710	03-04-1993	RM	Remodel	3,000	10-27-1994	100								

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	0.060 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	2,100
Total Card Land Units					0.98 AC	Parcel Total Land Area					0.98	Total Land Value			352,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1104	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		505,344
Interior Floor 2			Replace Cost		15,730
Heat Fuel	03	Gas	Year Built		521,075
Heat Type	05	Hot Water	Effective Year Built		1970
AC Type	03	Central	Depreciation Code		1997
Bedrooms	4		Remodel Rating		G
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		24
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		76
Extra Openings	0		Cns Sect Rcnld		396,000
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	2		Cost to Cure Ovr		
Bsmt Area	1104		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	140	21.00	1985	A	70	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,356	1,356	1,356	202.46	274,538
BSM	Basement	0	1,104	221	40.53	44,744
DCK	Deck	0	352	35	20.13	7,086
FUS	Finished Upper Story	884	884	884	202.46	178,976
Ttl Gross Liv / Lease Area		2,240	3,696	2,496		505,344



42 CHRISTINA CT

