

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
COCHRANE SCOTT			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
61 SUMMER ST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	549,200	549,200	
DUXBURY MA 02332		SUPPLEMENTAL DATA			RES LAND	1010	313,200	313,200		
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3206 Total Acres .5 Chapter Lan GIS ID F_864228_2836932		Cyclical 4 Exemption W District Res Exem Assoc Pid#			RESIDNTL	1010	53,600	0		
							Total	916,000	862,400	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
COCHRANE SCOTT		15747 0284	12-22-1997	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	419,000	2022	1010	353,400
									1010	325,300		1010	272,500
								Total		744,300	Total		625,900
								Total			Total		552,200

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
0050			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	549,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	53,600
Appraised Land Value (Bldg)	313,200
Special Land Value	0
Total Appraised Parcel Value	916,000
Valuation Method	C
Total Appraised Parcel Value	916,000

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
2016-75	03-16-2016	MS	Miscellaneous	47,829		100		ROOF TOP MOUNTED SOLAR	04-04-2023	SJT	10		13	Property Questionnaire
233	05-31-2005	MS	Miscellaneous	30,000		100		REC RM BSMT 1100 SF	04-12-2013	VGS			20	Field Review
208	05-23-2005	MN	Maintenance	2,000		100		STRIP & RE-ROOF	05-22-2006	KP		1	00	Measure & Listed
18	01-18-2005	AD	Addition	123,000		100		CONS 24X32 ADDITION						
232	06-03-2004	RM	Remodel	8,000	06-08-2005	100		12 X 20 REPL DECK/SC						

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	21,780 SF	14.38	1.00000	5	1.00	0050	1.000		1.0000	14.38	313,200	
Total Card Land Units					0.50	AC	Parcel Total Land Area					0.50	Total Land Value			313,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1832	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
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	01	None			
Bedrooms	4				
Full Baths	3				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1068				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1832				

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

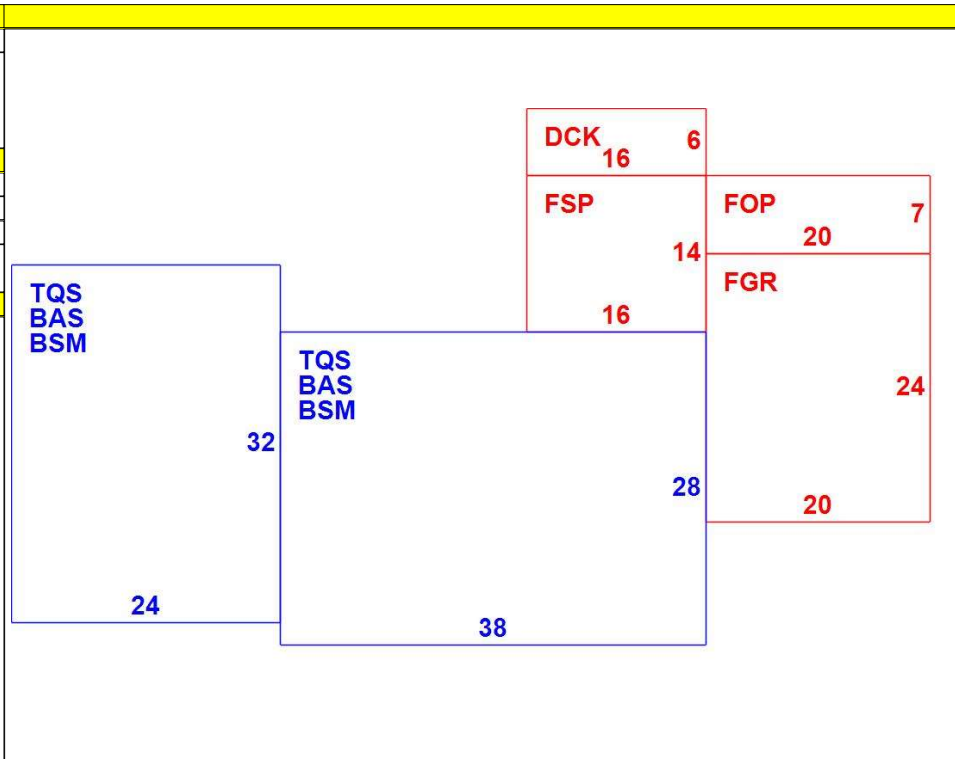
COST / MARKET VALUATION			
Net Other Adj			696,884
Replace Cost			55,510
Year Built			1951
Effective Year Built			1994
Depreciation Code			G
Remodel Rating			
Year Remodeled			
Depreciation %			27
Functional Obsol			
External Obsol			
Trend Factor			1.000
Condition			
Condition %			
Percent Good			73
Cns Sect Rcnld			549,200
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
SLR	Solar Panels	L	51	1050.00	2016	A	70	C	1.00	53,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,832	1,832	1,832	181.48	332,471
BSM	Basement	0	1,832	366	36.26	66,422
DCK	Deck	0	96	10	18.90	1,815
FGR	Garage	0	480	192	72.59	34,844
FOP	Open Porch	0	140	21	27.22	3,811
FSP	Screened Porch	0	224	45	36.46	8,167
TQS	Three Quarter Story	1,374	1,832	1,374	136.11	249,354
Ttl Gross Liv / Lease Area		3,206	6,436	3,840		696,884



61 SUMMER ST

