

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
KOSTREVA DANIEL J			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
SEAMAN CATHLEEN M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	403,400	403,400
239 ELM ST		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	486,200	486,200	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2396 Total Acres .918 Chapter Lan			Cyclical 6 Exemption W District Res Exem	RESIDNTL	1010	40,300	40,300
GIS ID F_868720_2834544		Assoc Pid#			Total		929,900	929,900	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
KOSTREVA DANIEL J		41989 0095	09-24-2012	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
SEAMAN CATHLEEN M		8898 0338	12-21-1988	U	I	1	1A	2023	1010	309,700	2022	1010	255,000
									1010	475,000		1010	400,800
									1010	27,600		1010	27,600
								Total		812,300	Total		683,400
								Total			Total		589,400

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0070				

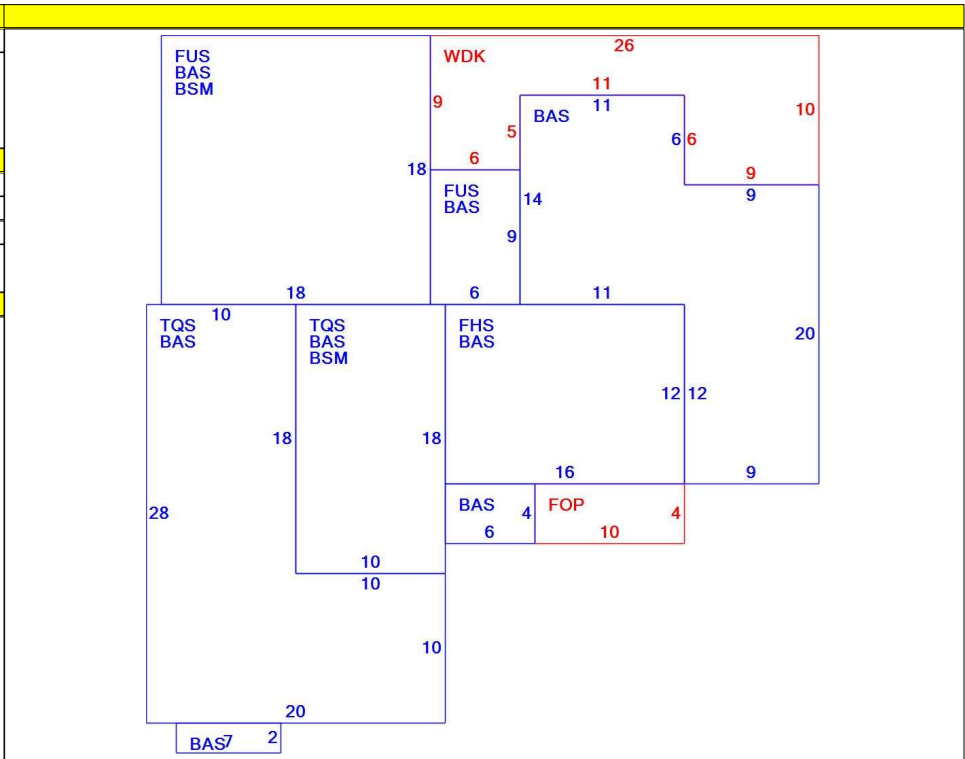
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	403,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	40,300
Appraised Land Value (Bldg)	486,200
Special Land Value	0
Total Appraised Parcel Value	929,900
Valuation Method	C
Total Appraised Parcel Value	929,900

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
2015-146	07-13-2015	MN	Maintenance	1,000		100		ROOF 2 SQUARES INSTALL A 3	11-03-2020	SJT	10		20	Field Review
2015-145	07-13-2015	MN	Maintenance	2,500		100		RESHINGLE 3 SIDES OF BARN	07-24-2013	BH			01	Measure - No Entry
231	09-07-2012	AD	Addition	22,000	07-24-2013	100		12X21 ADD TO DETACHED BA	04-12-2013	VGS			20	Field Review
163	10-14-2010	MN	Maintenance	5,400		100		RPL 9 WINDOWS	10-23-2007	BSB			01	Measure - No Entry
31	04-10-2009	MN	Maintenance	3,100		100		ROOF						
14642	08-29-1997	AD	Addition	27,000	07-10-1999	100		18X18 2 STY ADD						
14244	10-02-1996	RM	Remodel	3,000	08-20-1997	100		RER/RPLC WNDW BARN						

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	PD	Primary	40,000 SF	8.75	1.00000	5	1.00	0070	1.389		1.0000	12.16	486,200
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			486,200

**CONSTRUCTION DETAIL**      **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	504	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable			S
Roof Cover	03	Asphalt	Adjust Type	Code	Description
Interior Wall 1	05	Drywall	Condo Flr		Factor%
Interior Wall 2			Condo Unit		
Interior Floor 1	12	Hardwood	<b>COST / MARKET VALUATION</b>		
Interior Floor 2			Net Other Adj		550,107
Heat Fuel	02	Oil	Replace Cost		18,125
Heat Type	05	Hot Water	Year Built		568,232
AC Type	01	None	Effective Year Built		1885
Bedrooms	3		Depreciation Code		1992
Full Baths	2		Remodel Rating		G
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		71
Gas Fireplaces	0		Cns Sect Rcnd		403,400
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	04	Brick	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	504		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
BRN3	Barn - 1 St w/L	L	868	52.00	1985	A	70	C	1.00	31,600
GNR	GENERATOR	L	1	12400.00	2015	A	70	C	1.00	8,700

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,502	1,502	1,502	218.12	327,621
BSM	Basement	0	504	101	43.71	22,030
FHS	Finished Half Story	96	192	96	109.06	20,940
FOP	Open Porch	0	40	6	32.72	1,309
FUS	Finished Upper Story	378	378	378	218.12	82,451
TQS	Three Quarter Story	420	560	420	163.59	91,612
WDK	Deck	0	188	19	22.04	4,144
Ttl Gross Liv / Lease Area		2,396	3,364	2,522		550,107

