

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
HARASIMOWICZ STEPHEN J			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
HARASIMOWICZ CAROLYN D			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	863,300	863,300	
25 COLES ORCHARD RD		SUPPLEMENTAL DATA			RES LAND	1010	503,200	503,200		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3715 Total Acres 1.64 Chapter Lan GIS ID F_867900_2839577			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	1,400	1,400	
						Total		1,367,900	1,367,900	

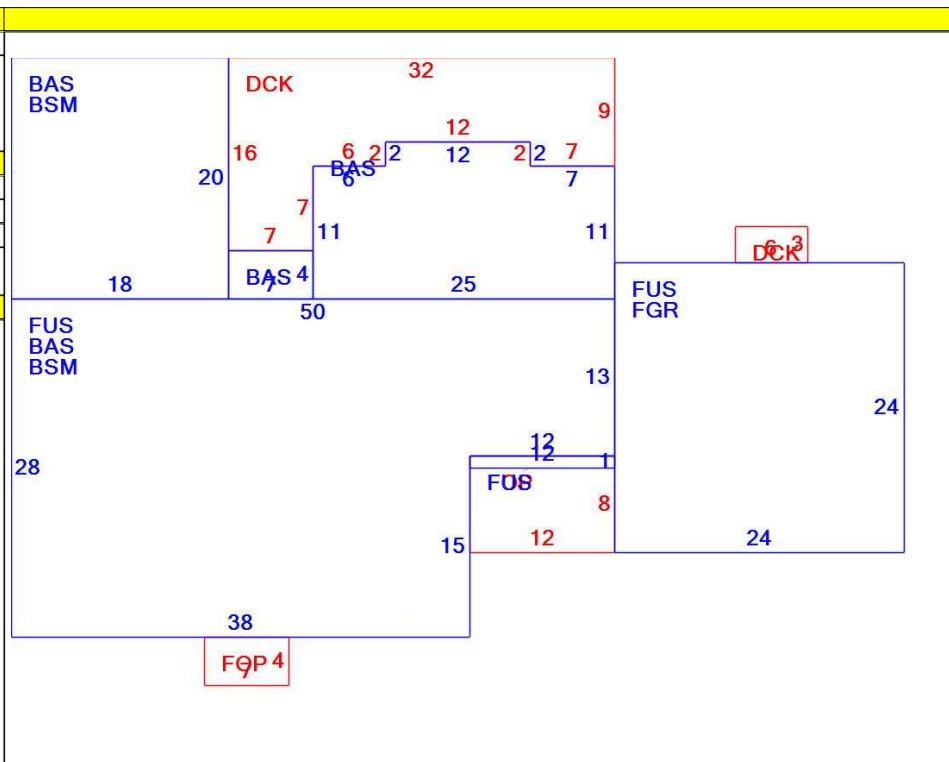
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
HARASIMOWICZ STEPHEN J		13438 0303	02-24-1995	Q	I	385,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MCCORMICK TERENCE J		10450 0067	08-27-1991	Q	I	450,000	00	2023	1010	659,000	2022	1010	603,800	2021	1010	508,200
									1010	540,100		1010	343,100		1010	331,000
									1010	900		1010	900		1010	900
								Total		1,200,000	Total		947,800	Total		840,100

EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY							
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor						
									APPRAISED VALUE SUMMARY						
									Appraised Bldg. Value (Card) 863,300						
									Appraised Xf (B) Value (Bldg) 0						
									Appraised Ob (B) Value (Bldg) 1,400						
									Appraised Land Value (Bldg) 503,200						
									Special Land Value 0						
									Total Appraised Parcel Value 1,367,900						
									Valuation Method C						
								Total Appraised Parcel Value		1,367,900					

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
QP-19-167 392	07-09-2019 08-24-2005	MN AD	Addition	4,460 39,000	09-15-2006	100 100		1 WINDOW 12X26,2X12,4X7 ADDIT		04-12-2013 08-14-2007	VGS BSB		1	20 00	Field Review Measure & Listed

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	0060	1.341			11.74	469,400
1	1010	Single Family	RC	Residual	0.720 AC	35,000.00	1.00000	5	1.00	0060	1.341			1.08	33,800
Total Card Land Units					1.64 AC	Parcel Total Land Area					1.64	Total Land Value			503,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1580	
Model	01	Residential	Bsmt Type	00	N/A
Grade	08	Excellent	Unfin Area	0.00	
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			Own
Exterior Wall 2					B
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		990,115
Interior Floor 2			Replace Cost		62,738
Heat Fuel	02	Oil	Year Built		1,052,851
Heat Type	05	Hot Water	Effective Year Built		1986
AC Type	01	None	Depreciation Code		2003
Bedrooms	5		Remodel Rating		G
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		18
Extra Fixtures	2		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		82
Extra Openings	1		Cns Sect Rcnd		863,300
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	714		Dep Ovr Comment		
FBM Quality	05	Living Area	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1580		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	96	21.00	1995	A	70	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,907	1,907	1,907	229.57	437,780
BSM	Basement	0	1,580	316	45.91	72,543
DCK	Deck	0	331	33	22.89	7,576
FGR	Garage	0	576	230	91.67	52,800
FOP	Open Porch	0	124	19	35.18	4,362
FUS	Finished Upper Story	1,808	1,808	1,808	229.57	415,054
Ttl Gross Liv / Lease Area		3,715	6,326	4,313		990,115



25 COLES ORCHARD RD

