

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
HIGGINS BRENDAN F JR			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
HIGGINS MONICA M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	756,800	756,800
45 COLES ORCHARD RD				0 Light		RES LAND	1010	450,100	450,100
SUPPLEMENTAL DATA									
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2888 Total Acres 1.008 Chapter Lan			Cyclical Exemption W District Res Exem		Total		1,206,900
GIS ID F_867643_2839244		Assoc Pid#					Total		1,206,900

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
HIGGINS BRENDAN F JR		37291 0279	06-02-2009	Q	I	750,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	572,400	2022	1010	522,500
									1010	483,100		1010	307,000
								Total		1,055,500	Total		829,500
								Total			Total		742,600

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) 756,800
 Appraised Xf (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 0
 Appraised Land Value (Bldg) 450,100
 Special Land Value 0
 Total Appraised Parcel Value 1,206,900
 Valuation Method C

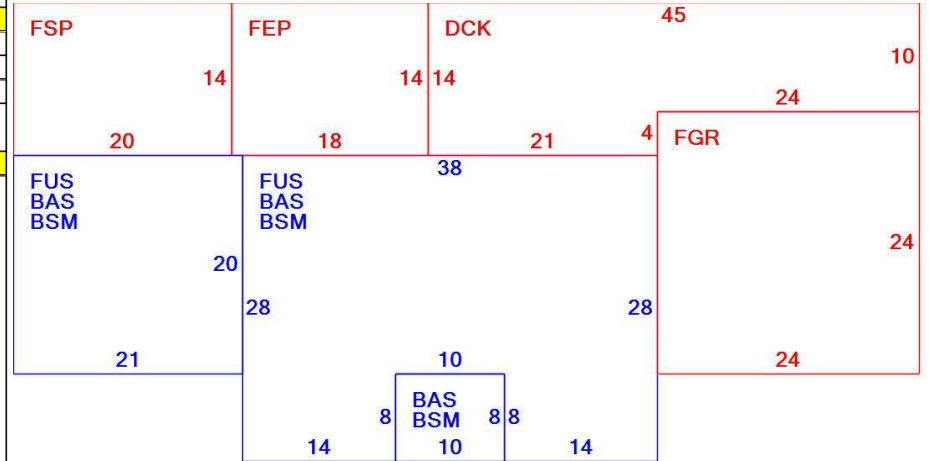
Total Appraised Parcel Value 1,206,900

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

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
2018-134	07-02-2018	MN	Maintenance	13,600		100		STRIP & REROOF		04-12-2013	VGS			20	Field Review
14976	06-11-1998	MN	Maintenance	12,000		100		STRIP & REROOF		08-14-2007	BSB		1	00	Measure & Listed
14238	09-20-1996	NC	New Construct	7,000	08-06-1997	100		16X14 & 10X25 DECK							

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		ES95	0.9500	11.15	445,900
1	1010	Single Family	RC	Residual	0.090 AC	35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.07	4,200
Total Card Land Units					1.01	AC	Parcel Total Land Area					1.01	Total Land Value			450,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1484	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	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		832,667
Interior Floor 2			Replace Cost		27,360
Heat Fuel	02	Oil	Year Built		860,027
Heat Type	05	Hot Water	Effective Year Built		1986
AC Type	03	Central	Depreciation Code		2009
Bedrooms	4		Remodel Rating		E
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		12
Extra Fixtures	2		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		88
Extra Openings	0		Cns Sect Rcnd		756,800
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	0		Cost to Cure Ovr		
Bsmt Area	1484		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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,484	1,484	1,484	226.58	336,239
BSM	Basement	0	1,484	297	45.35	67,293
DCK	Deck	0	534	53	22.49	12,009
FEP	Finished Enclosed Porch	0	252	151	135.77	34,213
FGR	Garage	0	576	230	90.47	52,112
FSP	Screened Porch	0	280	56	45.32	12,688
FUS	Finished Upper Story	1,404	1,404	1,404	226.58	318,113
Ttl Gross Liv / Lease Area		2,888	6,014	3,675		832,667



45 COLES ORCHARD RD

