

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
COGHLAN KEVIN M & KATHLEEN B T COGHLAN FAMILY LIVING TRUST 23 VILLAGE WAY DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	627,600	627,600
				0	Light			RES LAND	1010	449,400	449,400
SUPPLEMENTAL DATA											
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2842 Total Acres .587 Chapter Lan				Cyclical 6 Exemption W District Res Exem							
GIS ID F_867036_2836225				Assoc Pid#		Total 1,077,000 1,077,000					

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
COGHLAN KEVIN M & KATHLEEN B TT COGHLAN KEVIN M VILLAGE WAY RLTY TRUST		51424 141	07-29-2019	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		33938 0071	01-05-2007	Q	I	700,000	00	2023	1010	497,800	2022	1010	456,300	2021	1010	396,900
		14916 0069	01-16-1997	U	I	100	1A		1010	438,700			371,300			1010
Total								936,500		Total		827,600		Total		724,700

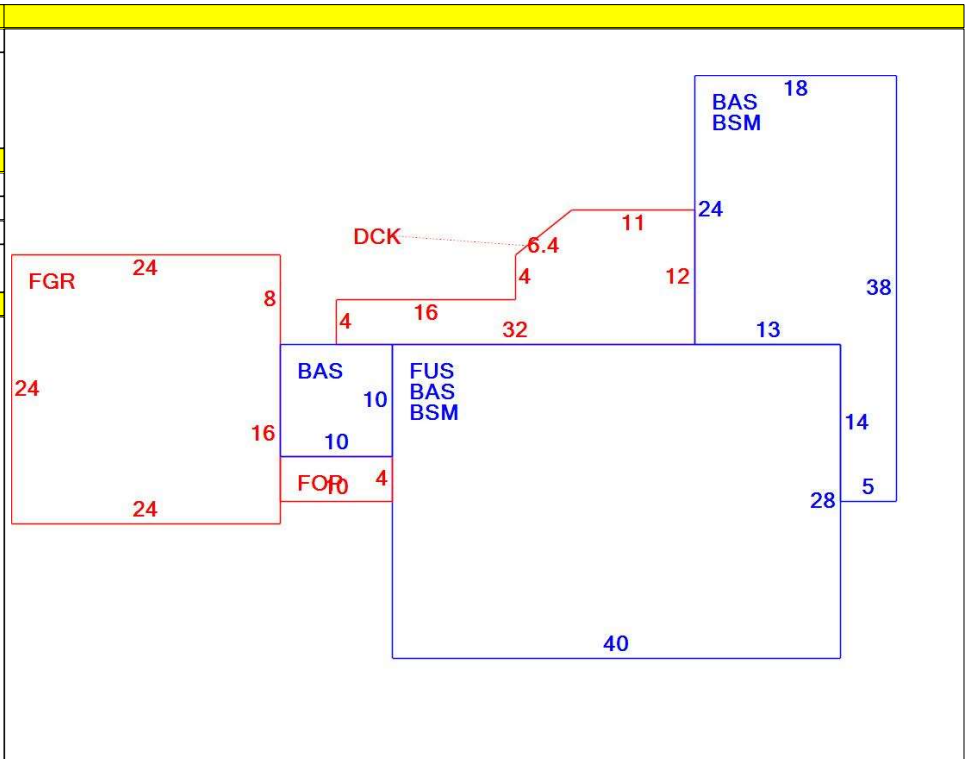
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int											
			Total					0.00											
ASSESSING NEIGHBORHOOD																			
Nbhd		Nbhd Name		B		Tracing		Batch											
0070																			
NOTES																			
												Appraised Bldg. Value (Card)				627,600			
												Appraised Xf (B) Value (Bldg)				0			
												Appraised Ob (B) Value (Bldg)				0			
												Appraised Land Value (Bldg)				449,400			
												Special Land Value				0			
												Total Appraised Parcel Value				1,077,000			
												Valuation Method				C			
												Total Appraised Parcel Value				1,077,000			

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
										11-25-2020	SJT	10		20	Field Review
										04-12-2013	VGS			20	Field Review
										05-23-2007	BSB		1	00	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	PD	Primary	25,576 SF	12.65	1.00000	5	1.00	0070	1.389			1.0000	17.57	449,400
Total Card Land Units					0.59	AC	Parcel Total Land Area					0.59	Total Land Value			449,400

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1622	
Model	01	Residential	Bsmt Type	00	
Grade	07	Very Good	Unfin Area	0.00	N/A
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			744,454
Interior Floor 2			Net Other Adj		50,000
Heat Fuel	03	Gas	Replace Cost		794,454
Heat Type	05	Hot Water	Year Built		1984
AC Type	01	None	Effective Year Built		2000
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		21
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		79
Gas Fireplaces	0		Cns Sect Rcnd		627,600
Sq Ft Fin Bsmt	630		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1622		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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,722	1,722	1,722	217.23	374,074
BSM	Basement	0	1,622	324	43.39	70,383
DCK	Deck	0	246	25	22.08	5,431
FGR	Garage	0	576	230	86.74	49,963
FOP	Open Porch	0	40	6	32.58	1,303
FUS	Finished Upper Story	1,120	1,120	1,120	217.23	243,300
Ttl Gross Liv / Lease Area		2,842	5,326	3,427		744,454

