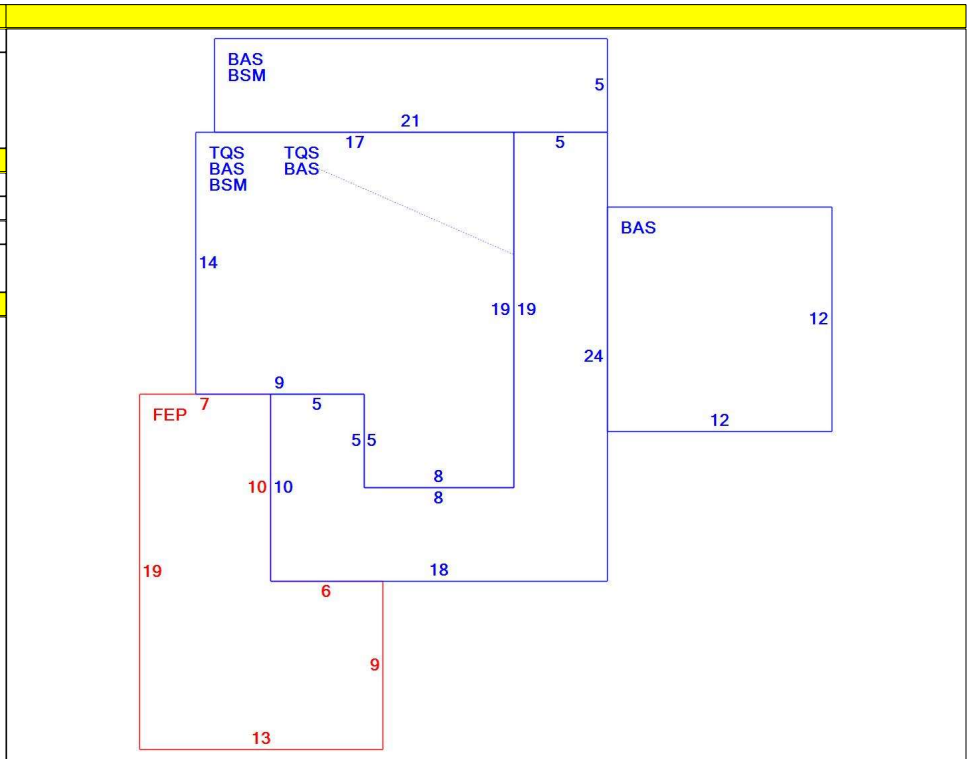


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>					
CHASE MADELINE TT COFFIN NOMINEE TRUST 228 SOUTH ST  DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code		Appraised	Assessed			
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		74,800	74,800			
		SUPPLEMENTAL DATA		0		Medium			RES LAND		1010	272,400	272,400		
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1103 Total Acres .2616 Chapter Lan GIS ID F_864693_2835832		Cyclical Exemption W District Res Exem Assoc Pid#				RESIDNTL	1010	3,200	3,200				
						Total				350,400	350,400				
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
CHASE MADELINE TT		10297 0198	05-28-1991	U	I	0	1	Year	Code	Assessed	Year	Code	Assessed		
								2023	1010	59,500	2022	1010	55,500		
									1010	286,000		1010	235,900		
									1010	2,500		1010	4,700		
								Total		348,000	Total		296,100		
								Total			Total		262,000		
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							
0050															
NOTES															
BUILDING PERMIT RECORD															
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
									11-22-2021	SJT	10		00	Measure & Listed	
									04-12-2013	VGS			20	Field Review	
									09-13-2007	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	RC	Primary	11,398 SF	23.90	1.00000	5	1.00	0050	1.000			1.0000	272,400
Total Card Land Units					0.26 AC	Parcel Total Land Area					0.26	Total Land Value			272,400

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description		Element	Cd	Description	
Style	00	Gambrel		Bsmt Area	383		
Model	01	Residential		Bsmt Type	04		
Grade	02	Below Average		Unfin Area	0.00	Full	
Stories	1.75						
Occupancy	1			<b>CONDO DATA</b>			
Exterior Wall 1	14	Wood Shingle		Parcel Id		C	Owne
Exterior Wall 2						B	S
Roof Structure	07	Gambrel		Adjust Type	Code	Description	Factor%
Roof Cover	03	Asphalt		Condo Flr			
Interior Wall 1	05	Drywall		Condo Unit			
Interior Wall 2				<b>COST / MARKET VALUATION</b>			
Interior Floor 1	12	Hardwood		Net Other Adj		188,286	
Interior Floor 2				Replace Cost		8,500	
Heat Fuel	02	Oil		Year Built		196,786	
Heat Type	04	Forced Air-Duc		Effective Year Built		1895	
AC Type	01	None		Depreciation Code		1959	
Bedrooms	3			Remodel Rating		P	
Full Baths	2			Year Remodeled			
Half Baths	0			Depreciation %		62	
Extra Fixtures	0			Functional Obsol			
Total Rooms	6			External Obsol			
Bath Style	02	Average		Trend Factor		1,000	
Kitchen Style	02	Average		Condition			
Extra Kitchens	0			Condition %			
Fireplaces	0			Percent Good		38	
Extra Openings	0			Cns Sect Rcnld		74,800	
Gas Fireplaces	0			Dep % Ovr			
Sq Ft Fin Bsmt	0			Dep Ovr Comment			
FBM Quality				Misc Imp Ovr			
Foundation	03	Stone		Misc Imp Ovr Comment			
Bsmt Garage	0			Cost to Cure Ovr			
Bsmt Area	383			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
FGR1	Garage - 1 Sto	L	176	52.00	1980	P	35	C	1.00	3,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	737	737	737	145.73	107,405
BSM	Basement	0	383	77	29.30	11,221
FEP	Finished Enclosed Porch	0	187	112	87.28	16,322
TQS	Three Quarter Story	366	488	366	109.30	53,338
Ttl Gross Liv / Lease Area		1,103	1,795	1,292		188,286

