

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
COUTO CAROLYN M TT CAROLYN M COUTO TRUST 35 PARKERS GROVE LN DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	906,400	906,400
		SUPPLEMENTAL DATA		Cyclical 2 Exemption W District Res Exem		RES LAND	1010	480,800	480,800		
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3542 Total Acres 1.158 Chapter Lan GIS ID F_865315_2835064		Assoc Pid#		RESIDNTL	1010	149,500	149,500	905 DUXBURY, MA	
Total										1,536,700	1,536,700

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
COUTO CAROLYN M TT	47912	0243	12-21-2016	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
COUTO CAROLYN M	47083	0077	06-22-2016	U	I	1	1	2023	1010	686,600	2022	1010	626,500	2021	1010	523,100
CUOTO CAROLYN M	27414	0209	01-21-2004	Q	I	880,000	00		1010	515,900		1010	327,800		1010	316,200
MCAULIFFE LISA	20020	0190	06-15-2001	U	V	1	1F									
MCAULIFFE PATRICK F	17426	0111	05-05-1999	U	V	600,000	1B									
Total										1,202,500	Total	954,300	Total	839,300		

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

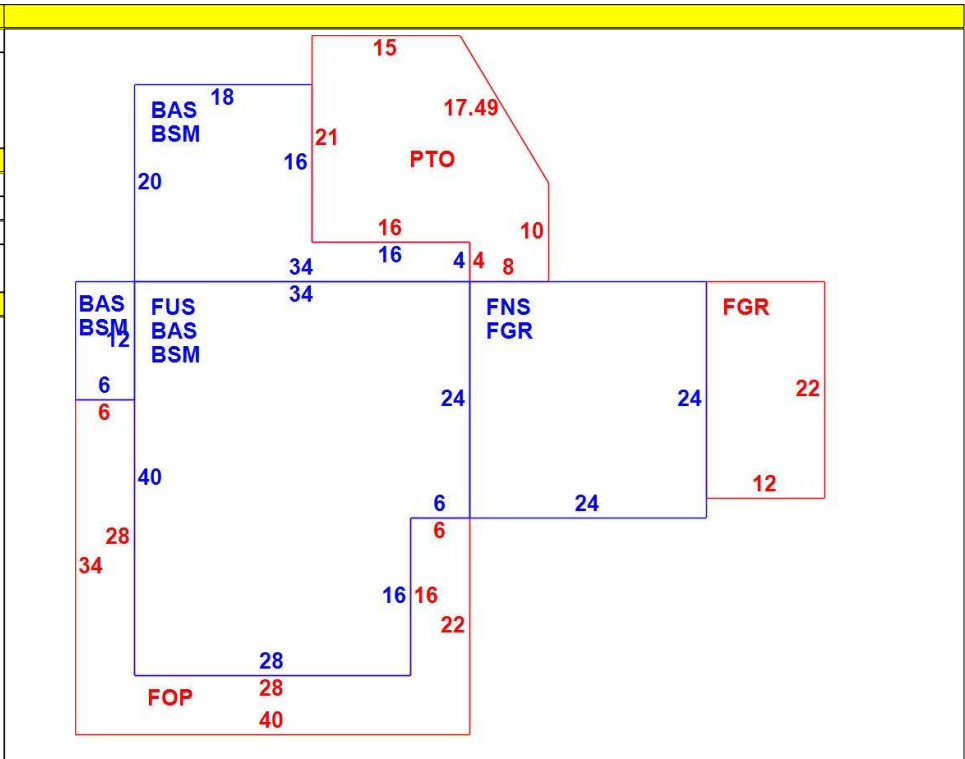
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	906,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	149,500
Appraised Land Value (Bldg)	480,800
Special Land Value	0
Total Appraised Parcel Value	1,536,700
Valuation Method	C
Total Appraised Parcel Value	1,536,700

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
BPO-22-372	10-04-2022	NC	New Construct	111,215	06-14-2023	100		20X40 INGROUND GUNITE PO	06-14-2023	SJT	5		07	Measure - Info @ Door
2015-295	12-09-2015	MN	Maintenance	19,850		100		STRIP & REROOF	04-12-2013	VGS			20	Field Review
19990274	06-17-1999	NC	New Construct	207,000	01-01-2000	100		2 STY 28X28/GAR/DECK	12-21-1999	KP		1	00	Measure & Listed
12598	11-03-1992	DM	Demolish		01-01-1993	100		OF 20X20 OUTBUILDING						

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		1.0000	11.74	469,400
1	1010	Single Family	PD	Residual	0.244	AC 35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.07	11,400
Total Card Land Units					1.16	AC	Parcel Total Land Area			1.16	Total Land Value			480,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1760	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	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	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		1,012,043
Interior Floor 2			Replace Cost		67,025
Heat Fuel	03	Gas	Year Built		1,079,069
Heat Type	05	Hot Water	Effective Year Built		1999
AC Type	03	Central	Depreciation Code		2005
Bedrooms	5		Remodel Rating		A
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		16
Extra Fixtures	1		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		84
Extra Openings	0		Cns Sect Rcnld		906,400
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	880		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1760		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
SPL2	Ing Pool-Good	L	800	89.00	2022	E	100	A	2.00	142,400
SPL3	Ing Hot Tub	L	49	72.00	2022	E	100	A	2.00	7,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,760	1,760	1,760	233.78	411,457
BSM	Basement	0	1,760	352	46.76	82,291
FGR	Garage	0	840	336	93.51	78,551
FNS	Finished 90% Story	518	576	518	210.24	121,099
FOP	Open Porch	0	504	76	35.25	17,767
FUS	Finished Upper Story	1,264	1,264	1,264	233.78	295,501
PTO	Patio	0	469	23	11.46	5,377
Ttl Gross Liv / Lease Area		3,542	7,173	4,329		1,012,043

