

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
COBAK JOHN F			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
COBAK MARY JO			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	368,200	368,200	
111 STAGECOACH RD		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	381,200	381,200		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2330 Total Acres 1.808 Chapter Lan GIS ID F_865619_2833539			Cyclical 2 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	7,400	7,400	
						Total		756,800	756,800	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
COBAK JOHN F		5091 0351	12-14-1981	Q	I	110,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	279,700	2022	1010	263,000	2021	1010	239,200
									1010	548,600		1010	348,600		1010	336,300
									1010	600		1010	600		1010	600
								Total		828,900	Total		612,200	Total		576,100

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 Bldg. Value (Card) 368,200			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

NOTES			
<p>Appraised Land Value (Bldg) 381,200</p> <p>Special Land Value 0</p> <p>Total Appraised Parcel Value 756,800</p> <p>Valuation Method C</p> <p>Total Appraised Parcel Value 756,800</p>			

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
										11-03-2020	SJT	10		20	Field Review
										04-12-2013	VGS			20	Field Review
										02-13-2013	AO	6	6	30	Quality Control
										11-10-2007	BSB			01	Measure - No Entry

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	0050	1.000			1.0000		8.75	350,000
1	1010	Single Family	WP	Residual	0.890 AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000		0.80	31,200
Total Card Land Units					1.81 AC	Parcel Total Land Area					1.81	Total Land Value					381,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1384	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			495,327
Interior Floor 2			Net Other Adj		23,270
Heat Fuel	02	Oil	Replace Cost		518,598
Heat Type	05	Hot Water	Year Built		1973
AC Type	01	None	Effective Year Built		1992
Bedrooms	4		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		29
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		71
Gas Fireplaces	0		Cns Sect Rcnld		368,200
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1384		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
HTB	Hot Tub	L	1	10500.00	2000	A	70	C	1.00	7,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,394	1,394	1,394	188.12	262,243
BSM	Basement	0	1,384	277	37.65	52,110
DCK	Deck	0	256	26	19.11	4,891
FUS	Finished Upper Story	936	936	936	188.12	176,083
Ttl Gross Liv / Lease Area		2,330	3,970	2,633		495,327

