

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
ROBERTS SARAH			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
ROBERTS MATTHEW			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	376,600	376,600
25 STAGECOACH RD		SUPPLEMENTAL DATA				RES LAND	1010	350,700	350,700
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2252 Total Acres .92 Chapter Lan GIS ID F_865809_2834896		Cyclical 2 Exemption W District Res Exem Assoc Pid#					
						Total		727,300	727,300

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
ROBERTS SARAH		46992 0123	05-31-2016	Q	I	540,000	00	Year	Code	Assessed	Year	Code	Assessed
CHILDS WILLIAM R & EVELYN E		4505 0155	08-04-1978	U	I	73,000	1	2023	1010	289,000	2022	1010	265,300
									1010	504,700		1010	320,700
								Total		793,700	Total		586,000
								Total			Total		550,500

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)	376,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	350,700
Special Land Value	0
Total Appraised Parcel Value	727,300
Valuation Method	C
Total Appraised Parcel Value	727,300

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

NOTES									

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
2016-164	08-29-2016	MS	Miscellaneous	4,300		100		INSULATION/WEATHERIZATIO	11-07-2016	SJD	9		01	Measure - No Entry
10686	12-23-1987	AD	Addition	6,300	12-29-1988	100			04-12-2013	VGS			20	Field Review
									10-23-2007	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	40,075 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,700	
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			350,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1244	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/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	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			490,327
Interior Floor 2			Net Other Adj		40,105
Heat Fuel	03	Gas	Replace Cost		530,432
Heat Type	05	Hot Water	Year Built		1970
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	0		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		376,600
Sq Ft Fin Bsmt	550		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1244		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	1,244	1,244	1,244	191.98	238,828	
BSM	Basement	0	1,244	249	38.43	47,804	
DCK	Deck	0	140	14	19.20	2,688	
FSP	Screened Porch	0	196	39	38.20	7,487	
FUS	Finished Upper Story	1,008	1,008	1,008	191.98	193,520	
Ttl Gross Liv / Lease Area		2,252	3,832	2,554		490,327	

