

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
GANS PATRICK W			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
GANS GRETA G			0 Septic	0 Paved	0 Average	RESIDNTL	1010	567,300	567,300
10 CORDWOOD PATH		<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	487,700	487,700
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3189 Total Acres .948 Chapter Lan GIS ID F_869587_2851421				RESIDNTL	1010	1,400	1,400
		Cyclical Exemption W District Res Exem 3				Total		1,056,400	1,056,400

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GANS PATRICK W		18457 0014	04-24-2000	Q	I	419,000	00	Year	Code	Assessed	Year	Code	Assessed
CLEVELAND MARK B		10226 0113	04-11-1991	Q	I	184,000	00	2023	1010	432,500	2022	1010	396,100
									1010	476,400		1010	402,000
									1010	900		1010	900
		Total						909,800		Total		799,000	
								Total		Total		706,000	

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
0070				

  

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	567,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,400
Appraised Land Value (Bldg)	487,700
Special Land Value	0
Total Appraised Parcel Value	1,056,400
Valuation Method	C
Total Appraised Parcel Value	1,056,400

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
2018-48	02-26-2018	RM	Remodel	15,500	08-30-2018	100		REMODEL KITCHEN	08-30-2018	JLF	5		30	Quality Control
12693	02-18-1993	AD	Addition	48,000	09-18-1995	100		2STY15X24/LNDNG+DRMR	04-12-2013	VGS			20	Field Review
11808	01-28-1991	AD	Addition		09-18-1995	100		WOOD/COAL BURN BOILE	10-31-2007	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	40,000 SF	8.75	1.00000	5	1.00	0070	1.389		1.0000	12.16	486,200
1	1010	Single Family	PD	Residual	0.030 AC	35,000.00	1.00000	5	1.00	0070	1.389		1.0000	1.15	1,500
Total Card Land Units					0.95 AC	Parcel Total Land Area					0.95	Total Land Value			487,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1622	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	336.00	Partial
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		645,150
Interior Floor 2			Replace Cost		38,285
Heat Fuel	02	Oil	Year Built		683,436
Heat Type	05	Hot Water	Effective Year Built		1977
AC Type	01	None	Depreciation Code		2004
Bedrooms	5		Remodel Rating		VG
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		17
Extra Fixtures	0		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		83
Extra Openings	0		Cns Sect Rcnld		567,300
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	374		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	1622		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
SHD1	Shed	L	96	21.00	1985	A	70	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,712	1,712	1,712	173.38	296,828
BSM	Basement	0	1,622	324	34.63	56,175
DCK	Deck	0	201	20	17.25	3,468
FNS	Finished 90% Story	337	374	337	156.23	58,429
FUS	Finished Upper Story	692	692	692	173.38	119,980
TQS	Three Quarter Story	468	624	468	130.04	81,142
UHS	Unfinished Half Story	0	672	168	43.35	29,128
Ttl Gross Liv / Lease Area		3,209	5,897	3,721		645,150

