

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MUEHLBAUER SILVIA			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	205,300	205,300	
20 HERRING WEIR RD				0 Light		RES LAND	1010	486,700	486,700	
						RESIDNTL	1010	49,800	49,800	
SUPPLEMENTAL DATA										VISION
DUXBURY MA 02332			Alt Prcl ID	Cyclical	3					
			Scnd Home	Exemption						
			Tax Class T	W						
			Tot Fin Area 1752	District						
			Total Acres .928	Res Exem						
			Chapter Lan							
			GIS ID F_871837_2847763	Assoc Pid#						
						Total		741,800	741,800	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MUEHLBAUER SILVIA		49775 0293	05-08-2018	Q	I	480,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
COOPER CARLENE S TT OF COOPER F		40995 0289	02-21-2012	U	I	1	1F	2023	1010	155,000	2022	1010	115,000	2021	1010	116,000
COOPER CHARLES		23422 0300	11-18-2002	U	I	100	1F		1010	475,500		1010	401,200		1010	365,400
COOPER CATHERINE		12883 0302	05-17-1994	U	I	1	1F		1010	30,800		1010	30,800		1010	30,800
COOPER CATHERINE R		12559 0020	01-04-1994	U	I	1	1F									
								Total		661,300	Total		547,000	Total		512,200

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

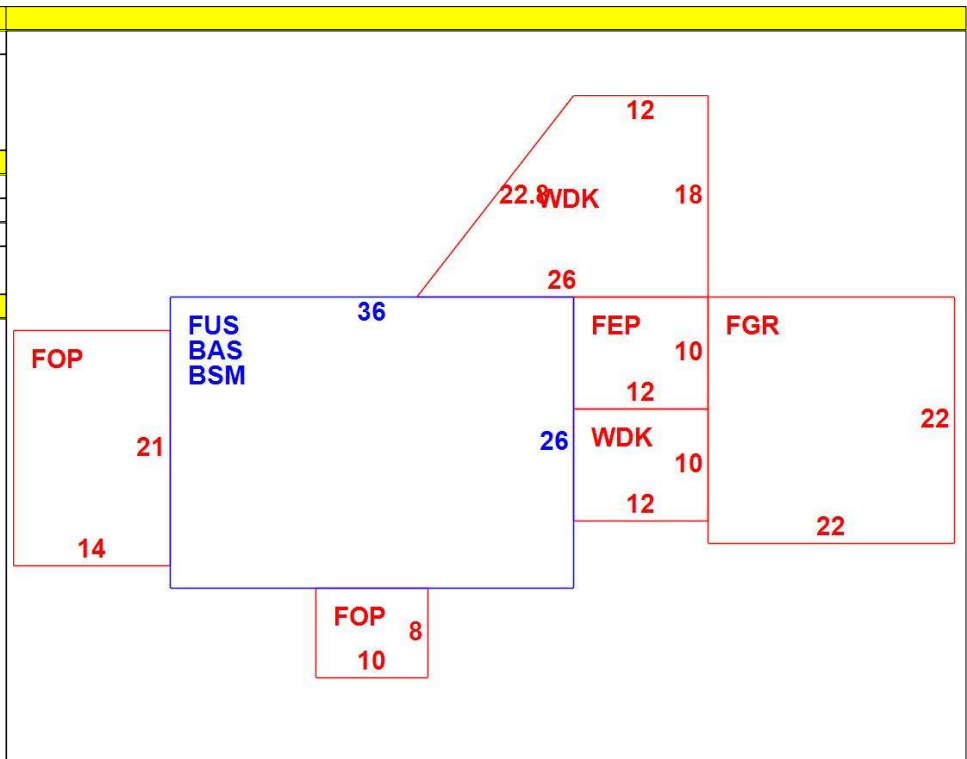
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Batch
0070			

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			205,300
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			49,800
Appraised Land Value (Bldg)			486,700
Special Land Value			0
Total Appraised Parcel Value			741,800
Valuation Method			C
Total Appraised Parcel Value			741,800

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
										06-01-2022	SJD	6		20	Field Review
										07-11-2018	SJD	9	1	00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										12-05-2007	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	40,000 SF	8.75	1.00000	5	1.00	0070	1.389			1.0000	12.16
1	1010	Single Family	RC	Residual	0.010 AC	35,000.00	1.00000	5	1.00	0070	1.389			1.0000	1.15
Total Card Land Units					0.93 AC	Parcel Total Land Area					0.93	Total Land Value			486,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	936	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	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		369,606
Interior Floor 2			Replace Cost		10,500
Heat Fuel	02	Oil	Year Built		380,108
Heat Type	05	Hot Water	Effective Year Built		1972
AC Type	01	None	Depreciation Code		1975
Bedrooms	4		Remodel Rating		P
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		46
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		54
Extra Openings	0		Cns Sect Rcnld		205,300
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	936		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	1986	A	70	C	1.00	49,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	936	936	936	152.29	142,543
BSM	Basement	0	936	187	30.43	28,478
FEP	Finished Enclosed Porch	0	120	72	91.37	10,965
FGR	Garage	0	484	194	61.04	29,544
FOP	Open Porch	0	374	56	22.80	8,528
FUS	Finished Upper Story	936	936	936	152.29	142,543
WDK	Deck	0	462	46	15.16	7,005
Ttl Gross Liv / Lease Area		1,872	4,248	2,427		369,606

