

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
ROBINSON MARK			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
COWIE REBECCA			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	466,300	466,300
58 HERRING WEIR RD		SUPPLEMENTAL DATA				RES LAND	1010	493,700	493,700
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2324 Total Acres 1.068 Chapter Lan GIS ID F_871505_2847734		Cyclical 3 Exemption W District Res Exem Assoc Pid#					
						Total	960,000	960,000	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
ROBINSON MARK		53362 300	09-01-2020	Q	I	760,000	00	Year	Code	Assessed	Year	Code	Assessed
MELIA PAUL F		35906 0264	04-29-2008	Q	I	665,000	00	2023	1010	375,100	2022	1010	351,600
SICILIANO MICHAEL A		18248 0133	02-01-2000	Q	I	344,000	00		1010	482,300	2021	1010	407,000
						Total	857,400	Total	758,600	Total	694,500		

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)	466,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	493,700
Special Land Value	0
Total Appraised Parcel Value	960,000
Valuation Method	C
Total Appraised Parcel Value	960,000

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0070			

NOTES									

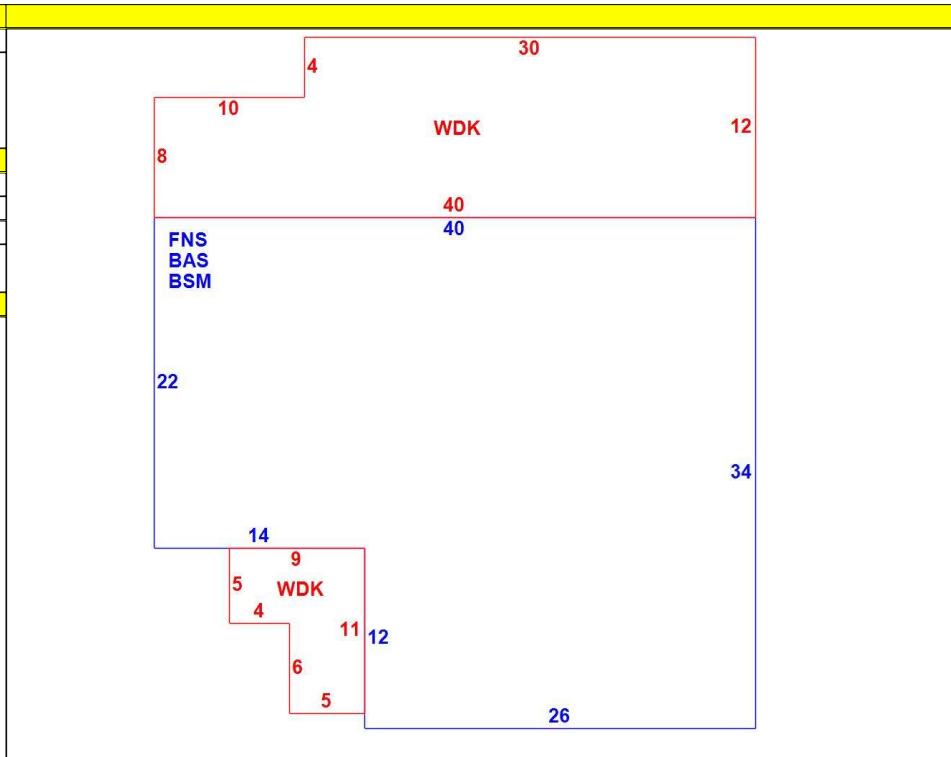
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
QPO-21-5	01-13-2021	MN	Maintenance	4,400		100		Air sealing attic. Added 9" of blo	04-26-2021	SJD	9	1	07	Measure - Info @ Door
BPO-20-336	11-18-2020	MN	Maintenance	5,525		100		Replace broken oil clay liner with	04-12-2013	VGS			20	Field Review
249	05-19-2003	AD	Addition	25,000	06-29-2004	100		16X24 ADD	06-24-2009	KP		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	486,200
1	1010	Single Family	RC	Residual	0.155 AC	35,000.00	1.00000	5	1.00	0070	1.389		1.0000	1.11	7,500
Total Card Land Units					1.07 AC	Parcel Total Land Area					1.07	Total Land Value			493,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1192	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	07	Gambrel			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	708				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	1192				

CONDO DATA				
Parcel Id		C	B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Net Other Adj	560,714
Replace Cost	52,780
Year Built	1971
Effective Year Built	1997
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	24
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	76
Cns Sect Rcnd	466,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
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	1,192	1,192	1,192	219.46	261,593
BSM	Basement	0	1,192	238	43.82	52,231
FNS	Finished 90% Story	1,073	1,192	1,073	197.55	235,478
WDK	Deck	0	515	52	22.16	11,412
Ttl Gross Liv / Lease Area		2,265	4,091	2,555		560,714

