

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
COGHLAN PETER P			0 Water	0 Cul-De-Sac	0 Good	Description	Code	Appraised	Assessed	905 DUXBURY, MA
COGHLAN SUSAN M			0 Septic	0 Paved	0 Average	RESIDNTL	1010	876,100	876,100	
82 WEST FORD FARM RD		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	476,500	476,500	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2842 Total Acres 1.108 Chapter Lan GIS ID F_874933_2844637			Cyclical 5 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	60,300	60,300	
						Total		1,412,900	1,412,900	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
COGHLAN PETER P		21868 0265	04-08-2002	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed			
COGHLAN PETER		10271 0265	05-10-1991	Q	V	96,500	00	2023	1010	665,100	2022	1010	608,100			
									1010	511,500		1010	325,000			
									1010	38,500		1010	30,800			
Total								1,215,100		Total		963,900		Total		814,200

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) 876,100			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

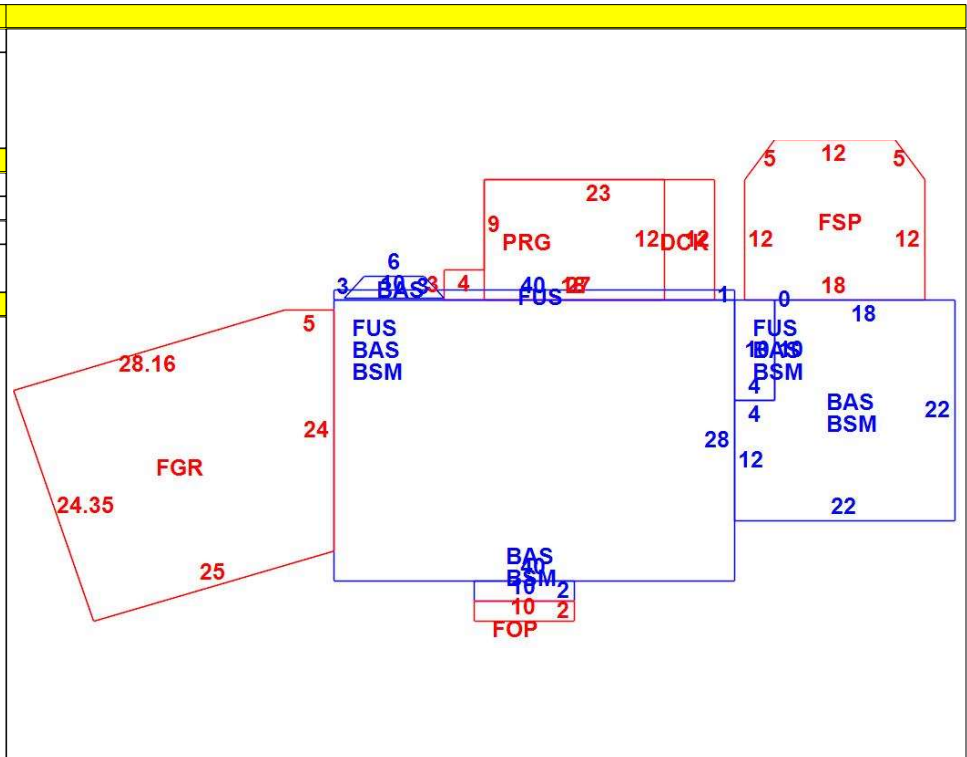
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			Batch

NOTES				VISIT / CHANGE HISTORY					
EXT BATH FIXTURE (WHIRLPOOL)				Date	Id	Type	Is	Cd	Purpose/Result
				09-20-2019	SJT	10		00	Measure & Listed
				09-10-2018	SJD			20	Field Review
				04-12-2013	VGS			20	Field Review
				06-30-2000	K+J		1	00	Measure & Listed
				Total Appraised Parcel Value				1,412,900	
				Valuation Method				C	
				Total Appraised Parcel Value				1,412,900	

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
EPO-22-340	07-14-2022	EL	Electric			100	08-09-2022	GENERATOR	09-20-2019	SJT	10		00	Measure & Listed
130	10-13-2006	MS	Miscellaneous	17,000		100		ROOF	09-10-2018	SJD			20	Field Review
19990317	07-13-1999	AD	Addition	10,500	06-30-2000	100		FSP/DK/FOUNDATION	04-12-2013	VGS			20	Field Review
13202	05-25-1994	NC	New Construct	12,000	09-19-1995	100		20X40 ING POOL	06-30-2000	K+J		1	00	Measure & Listed
12144	12-05-1991	NC	New Construct	168,000	09-19-1995	100		2STY HSE 28X40 22X22						

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	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.150	AC 35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.07	7,000
1	1010	Single Family	WP	Undevelop	0.040	AC 2,000.00	1.00000	0	1.00	0060	1.341		1.0000	0.06	100
Total Card Land Units					1.11	AC	Parcel Total Land Area					1.11	Total Land Value		476,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1624	
Model	01	Residential	Bsmt Type	04	
Grade	09	Custom	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2	11	Clapboard			S
Roof Structure	04	Hip	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	Net Other Adj		942,028
Interior Floor 2			Replace Cost		984,398
Heat Fuel	03	Gas	Year Built		1992
Heat Type	05	Hot Water	Effective Year Built		2010
AC Type	03	Central	Depreciation Code		E
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		11
Extra Fixtures	1		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		89
Extra Openings	0		Cns Sect Rcnd		876,100
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	1624		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	1995	A	70	C	1.00	49,800
GNR	GENERATOR	L	1	12400.00	2022	G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,642	1,642	1,642	264.69	434,619
BSM	Basement	0	1,624	325	52.97	86,024
DCK	Deck	0	288	29	26.65	7,676
FGR	Garage	0	708	283	105.80	74,907
FOP	Open Porch	0	20	3	39.70	794
FSP	Screened Porch	0	276	55	52.75	14,558
FUS	Finished Upper Story	1,200	1,200	1,200	264.69	317,627
PRG	Pergola	0	216	22	26.96	5,823
Ttl Gross Liv / Lease Area		2,842	5,974	3,559		942,028

