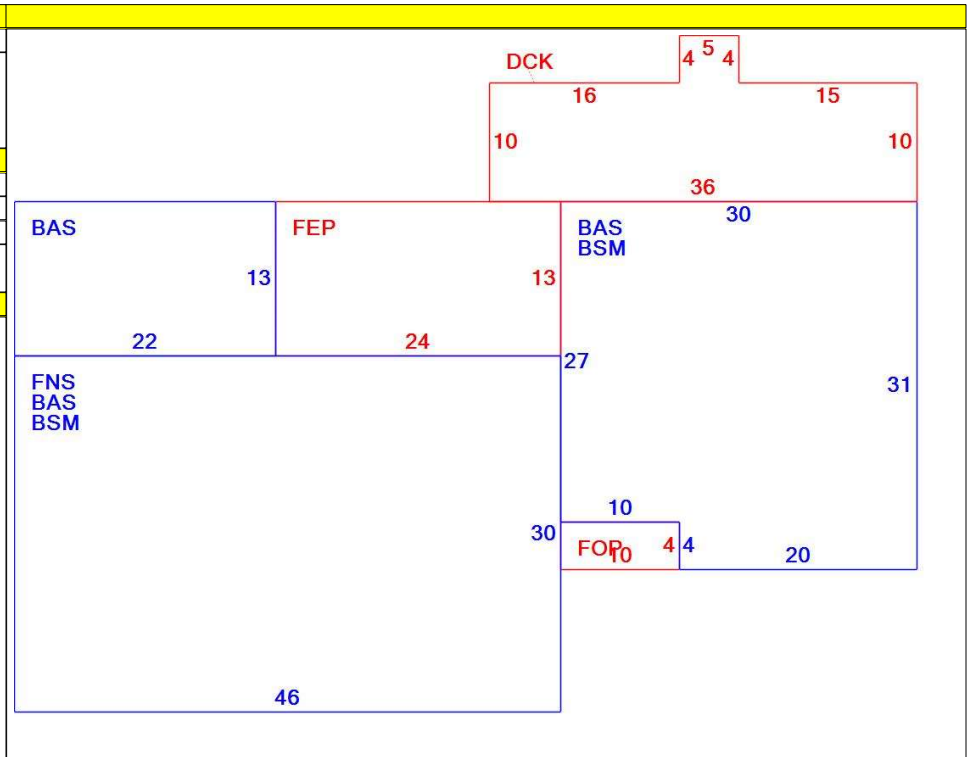


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>					
COSGROVE DANIEL S & KATHERINE DKCOSGROVE FAMILY REALTY TRU 16 HOUNDS DITCH LN  DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed								
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	781,800	781,800								
		SUPPLEMENTAL DATA		RES LAND		RESIDNTL		1010		594,700		594,700							
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3798 Total Acres 3.35 Chapter Lan GIS ID F_875896_2841849		Cyclical 5 Exemption W District Res Exem Assoc Pid#		RESIDNTL		1010		88,700		88,700									
		Total		1,465,200		1,465,200													
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
COSGROVE DANIEL S & KATHERINE M		48333	0273	04-21-2017		U	I	100		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
COSGROVE DANIEL S		47273	0241	08-03-2016		Q	I	800,000		00	2023	1010	614,500	2022	1010	518,500	2021	1010	480,300
LILIENTHAL STEPHEN ERICH & LORI S		41000	0148	02-22-2012		U	I	100		1A		1010	741,200		1010	576,700		1010	480,600
LILIENTHAL STEPHEN W		39925	0093	05-12-2011		U	I	100		1A		1010	48,700		1010	48,700		1010	48,700
LILIENTHAL STEPHEN W TT		38277	0169	02-26-2010		Q	I	835,000		00	Total		1,404,400	Total		1,143,900	Total		1,009,600
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description		Amount		Code	Description	Number	Amount	Comm Int									
Total		0.00																	
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY							
Nbhd		Nbhd Name		B		Tracing		Batch						Appraised Bldg. Value (Card)				781,800	
0080														Appraised Xf (B) Value (Bldg)				0	
												Appraised Ob (B) Value (Bldg)				88,700			
												Appraised Land Value (Bldg)				594,700			
												Special Land Value				0			
												Total Appraised Parcel Value				1,465,200			
												Valuation Method				C			
												Total Appraised Parcel Value				1,465,200			
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		
51	04-14-2011	AD	Addition	42,500		100		672'DET GARW/UNFIN2N				09-10-2018	SJD			20	Field Review		
391	09-11-2002	NC	New Construct	18,000	09-20-2003	100		20X41 VINYL POOL				06-08-2017	SJD	9		01	Measure - No Entry		
15049	08-05-1998	NC	New Construct	6,000	10-06-1998	100		10X36 DECK				04-12-2013	VGS			20	Field Review		
121292	01-15-1992	RM	Remodel	15,000	01-01-1993	100		BASMENT AREA FINISH				10-05-2011	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	0080	1.503					1.0002	526,100		
1	1010	Single Family	RC	Residual	2.430	AC 35,000.00	0.53629	5	1.00	0080	1.503					1.0000	68,600		
Total Card Land Units					3.35	AC	Parcel Total Land Area					3.35	Total Land Value			594,700			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	2270	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	1.85				
Occupancy	1		<b>CONDO DATA</b>		
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			908,163
Interior Floor 2			Net Other Adj		81,490
Heat Fuel	03	Gas	Replace Cost		989,654
Heat Type	04	Forced Air-Duc	Year Built		1984
AC Type	03	Central	Effective Year Built		2000
Bedrooms	4		Depreciation Code		G
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		21
Total Rooms	9		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		79
Gas Fireplaces	0		Cns Sect Rcnld		781,800
Sq Ft Fin Bsmt	1380		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	2270		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
SPL1	Ing Pool - Ave	L	820	64.00	2000	A	70	C	1.00	36,700
FGR5	Garage - 2 Sto	L	672	91.00	2010	G	85	C	1.00	52,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,556	2,556	2,556	202.58	517,793
BSM	Basement	0	2,270	454	40.52	91,971
DCK	Deck	0	380	38	20.26	7,698
FEP	Finished Enclosed Porch	0	312	187	121.42	37,882
FNS	Finished 90% Story	1,242	1,380	1,242	182.32	251,604
FOP	Open Porch	0	40	6	30.39	1,215
Ttl Gross Liv / Lease Area		3,798	6,938	4,483		908,163

