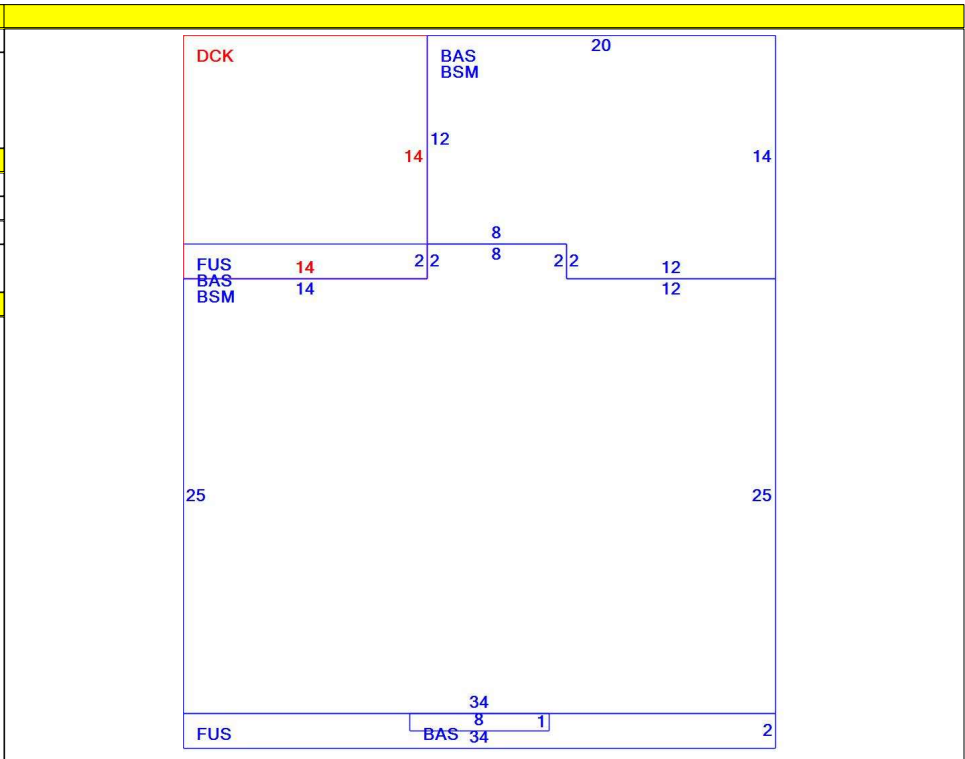


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>							
COOPER CHARLES S PATRICIA R 646 MAYFLOWER ST  DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed										
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	376,400	376,400										
		SUPPLEMENTAL DATA		0		Medium		RES LAND	1010	350,700	350,700										
		Alt Prcl ID		Cyclical		4		RESIDNTL	1010	1,700	1,700										
		Scnd Home		Exemption				Total				728,800	728,800								
		Tax Class T		W		District															
		Tot Fin Area 2100		Res Exem																	
		Total Acres .92		Chapter Lan																	
		GIS ID F_868803_2841144		Assoc Pid#																	
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
COOPER CHARLES S		7426	0329	01-14-1987		Q	I	200,000		00					Year	Code	Assessed	Year	Code	Assessed	
												2023	1010	286,000	2022	1010	261,500	2021	1010	235,700	
													1010	364,700		1010	300,600		1010	250,500	
													1010	1,100		1010	1,100		1010	1,100	
		Total										Total		651,800	Total		563,200	Total		487,300	
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)				376,400			
0050														Appraised Xf (B) Value (Bldg)				0			
														Appraised Ob (B) Value (Bldg)				1,700			
														Appraised Land Value (Bldg)				350,700			
														Special Land Value				0			
														Total Appraised Parcel Value				728,800			
														Valuation Method				C			
														Total Appraised Parcel Value				728,800			
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				
BPO-22-71	02-24-2022	MN	Maintenance	5,500		100	02-24-2022	PARTIAL CHIMNEY REBUILD				04-12-2013	VGS			20	Field Review				
QPO-21-56	03-25-2021	MN	Maintenance	1,000		100		Remove & Replace Entry Door				03-31-2008	BSB			01	Measure - No Entry				
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	40,075 SF	8.75	1.00000	5	1.00	0050	1.000			1.0000		8.75	350,700				
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value					350,700			

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	03	Colonial				Bsmt Area	1130				
Model	01	Residential				Bsmt Type	03				
Grade	05	Ave/Good				Unfin Area	0.00	Partial			
Stories	2					<b>CONDO DATA</b>					
Occupancy	1					Parcel Id		C		Ownr	
Exterior Wall 1	14	Wood Shingle							B		S
Exterior Wall 2						Adjust Type	Code	Description	Factor%		
Roof Structure	03	Gable				Condo Flr					
Roof Cover	03	Asphalt				Condo Unit					
Interior Wall 1	05	Drywall				<b>COST / MARKET VALUATION</b>					
Interior Wall 2											
Interior Floor 1	12	Hardwood									
Interior Floor 2						Net Other Adj		473,085			
Heat Fuel	02	Oil				Replace Cost		495,315			
Heat Type	05	Hot Water				Year Built		1986			
AC Type	01	None				Effective Year Built		1997			
Bedrooms	4					Depreciation Code		A			
Full Baths	2					Remodel Rating					
Half Baths	1					Year Remodeled					
Extra Fixtures	0					Depreciation %		24			
Total Rooms	7					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		76			
Gas Fireplaces	0					Cns Sect Rcnd		376,400			
Sq Ft Fin Bsmt	0					Dep % Ovr					
FBM Quality						Dep Ovr Comment					
Foundation	06	Poured Conc				Misc Imp Ovr					
Bsmt Garage	2					Misc Imp Ovr Comment					
Bsmt Area	1130					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
PTO	Patio	L	160	15.00	2000	A	70	C	1.00	1,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,138	1,138	1,138	201.66	229,485
BSM	Basement	0	1,130	226	40.33	45,574
DCK	Deck	0	196	20	20.58	4,033
FUS	Finished Upper Story	962	962	962	201.66	193,993
Ttl Gross Liv / Lease Area		2,100	3,426	2,346		473,085

