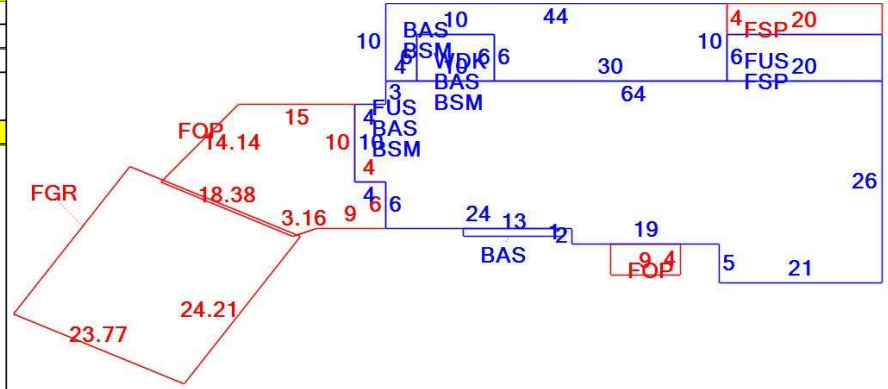


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
COONEY DAVID P			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed						
COONEY JILL M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	982,700	982,700						
63 WEST ST				0 Medium		RES LAND	1010	494,300	494,300						
SUPPLEMENTAL DATA						RESIDNTL	1010	1,400	1,400						
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1234 Total Acres 1.448 Chapter Lan		Cyclical 5 Exemption W District Res Exem											
GIS ID F_874524_2843549		Assoc Pid#						Total	1,478,400	1,478,400					
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
COONEY DAVID P		33279 0297	08-30-2006	Q	I	440,000	00	Year	Code	Assessed	Year	Code	Assessed		
								2023	1010	738,900	2022	1010	680,300		
									1010	530,500		1010	337,100		
									1010	900		1010	900		
								Total		1,270,300	Total		1,018,300		
								Total			Total		898,800		
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)			982,700							
0060					Appraised Xf (B) Value (Bldg)			0							
					Appraised Ob (B) Value (Bldg)			1,400							
					Appraised Land Value (Bldg)			494,300							
					Special Land Value			0							
					Total Appraised Parcel Value			1,478,400							
					Valuation Method			C							
					Total Appraised Parcel Value			1,478,400							
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	
296	11-06-2012	NC	NEW CONSTR	398,000	08-13-2013	100		SINGLE FAM DWELLING 1ST F	08-07-2020	SJD	6		30	Quality Control	
2012-279	10-22-2012	DM	Demolish	13,500	08-13-2013	100		DEMO EXISTING DWELLING S	08-13-2013	BH			01	Measure - No Entry	
2012-296	06-10-1999	NC	New Construct	14,400	08-13-2013	100		24X24 DETACHED GAR	04-12-2013	VGS			20	Field Review	
									05-31-2000	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	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.530 AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.08	24,900
Total Card Land Units					1.45 AC	Parcel Total Land Area					1.45	Total Land Value			494,300

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	03	Colonial				Bsmt Area	1034				
Model	01	Residential				Bsmt Type	04				
Grade	09	Custom				Unfin Area	0.00	Full			
Stories	1					CONDO DATA					
Occupancy	1					Parcel Id		C		Owne	
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				COST / MARKET VALUATION					
Interior Wall 2						Net Other Adj		1,064,692			
Interior Floor 1	12	Hardwood				Replace Cost		1,079,892			
Interior Floor 2						Year Built		2012			
Heat Fuel	02	Oil				Effective Year Built		2012			
Heat Type	04	Forced Air-Duc				Depreciation Code		A			
AC Type	03	Central				Remodel Rating					
Bedrooms	3					Year Remodeled					
Full Baths	1					Depreciation %		9			
Half Baths	0					Functional Obsol					
Extra Fixtures	0					External Obsol					
Total Rooms	6					Trend Factor		1.000			
Bath Style	02	Average				Condition					
Kitchen Style	02	Average				Condition %					
Extra Kitchens	0					Percent Good		91			
Fireplaces	1					Cns Sect Rcnld		982,700			
Extra Openings	0					Dep % Ovr					
Gas Fireplaces	0					Dep Ovr Comment					
Sq Ft Fin Bsmt	0					Misc Imp Ovr					
FBM Quality						Misc Imp Ovr Comment					
Foundation	06	Poured Conc				Cost to Cure Ovr					
Bsmt Garage	0					Cost to Cure Ovr Comment					
Bsmt Area	1034										



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
SHD1	Shed	L	96	21.00	1981	A	70	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,894	1,894	1,894	256.37	485,559	
BSM	Basement	0	1,881	376	51.25	96,394	
FGR	Garage	0	553	221	102.45	56,657	
FOP	Open Porch	0	369	55	38.21	14,100	
FSP	Screened Porch	0	200	40	51.27	10,255	
FUS	Finished Upper Story	1,561	1,561	1,561	256.37	400,189	
WDK	Deck	0	60	6	25.64	1,538	
Ttl Gross Liv / Lease Area		3,455	6,518	4,153		1,064,692	

