

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
COTE TRACY L TT			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
TRACY L COTE TRUST			0 Septic	0 Paved	0 Average	RESIDNTL	1010	493,400	493,400
130 TOBEY GARDEN ST		SUPPLEMENTAL DATA			RES LAND	1010	461,400	461,400	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2040 Total Acres 1.248 Chapter Lan GIS ID F_872339_2835570			Cyclical Exemption W District Res Exem Assoc Pid#				
						Total	954,800	954,800	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
COTE TRACY L TT		LCC 118167	10-23-2012	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
COTE MARC R		LCC 86341	05-12-1994	Q	I	229,000	00	2023	1010	374,200	2022	1010	341,900
R H B DEVELOPMENT CORP		LCC 85807	01-11-1994	Q	V	85,000	00		1010	495,200	2021	1010	330,700
						Total	869,400	Total	672,600	Total	627,700		

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)	493,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	461,400
Special Land Value	0
Total Appraised Parcel Value	954,800
Valuation Method	C
Total Appraised Parcel Value	954,800

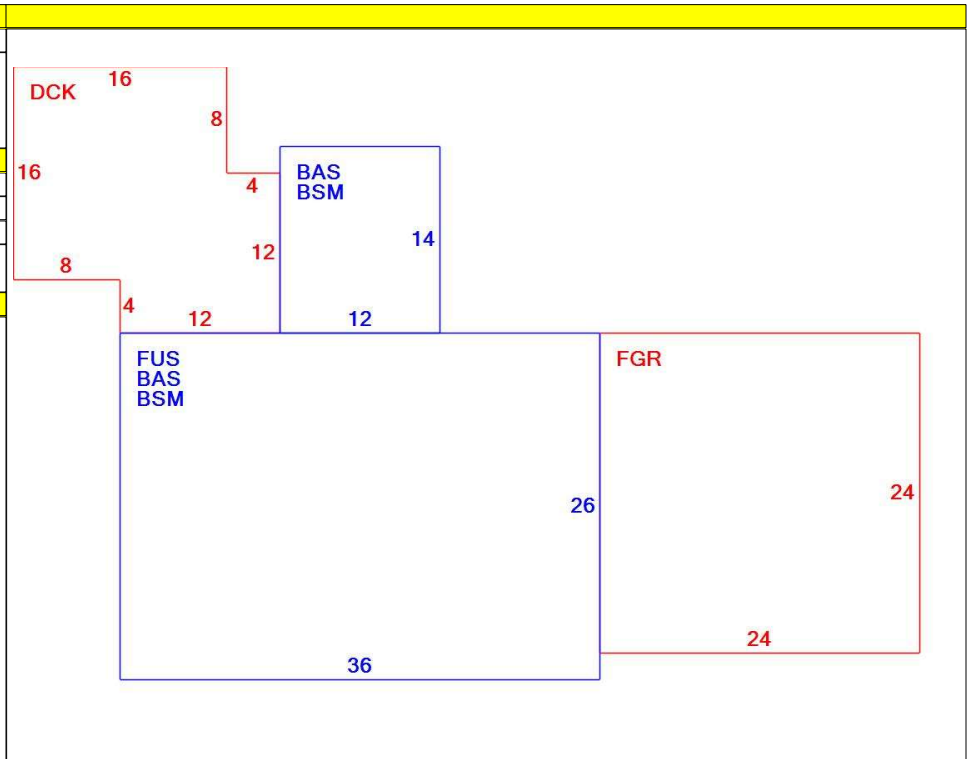
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			

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
2016-88	06-08-2016	MN	Maintenance	6,700		100		STRIP & REROOF	11-25-2020	SJT	10		20	Field Review
49	05-19-2009	MN	Maintenance	3,600		100		10 SQUARES	04-12-2013	VGS			20	Field Review
14454	04-25-1997	NC	New Construct	3,000	05-01-1998	100		8X16 & 8X8 DECKS	01-08-2008	BSB		1	00	Measure & Listed
13068	01-04-1994	NC	New Construct	119,000	11-30-1995	100		26X36 2STY /ATT GAR						

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		TP95	0.9500	11.15	445,900
1	1010	Single Family	RC	Residual	0.330	AC 35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.08	15,500
Total Card Land Units					1.25	AC	Parcel Total Land Area					1.25	Total Land Value			461,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1104	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			Owne
Exterior Wall 2					B
Roof Structure	03	Gable			S
Roof Cover	03	Asphalt	Adjust Type	Code	Description
Interior Wall 1	05	Drywall	Condo Flr		Factor%
Interior Wall 2			Condo Unit		
Interior Floor 1	12	Hardwood	COST / MARKET VALUATION		
Interior Floor 2			Net Other Adj		544,684
Heat Fuel	02	Oil	Replace Cost		22,475
Heat Type	05	Hot Water	Year Built		1995
AC Type	01	None	Effective Year Built		2008
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		13
Total Rooms	8		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		87
Gas Fireplaces	0		Cns Sect Rcnd		493,400
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1104		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	1,104	1,104	1,104	215.72	238,151
BSM	Basement	0	1,104	221	43.18	47,673
DCK	Deck	0	336	34	21.83	7,334
FGR	Garage	0	576	230	86.14	49,615
FUS	Finished Upper Story	936	936	936	215.72	201,911
Ttl Gross Liv / Lease Area		2,040	4,056	2,525		544,684

