

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
COON JAMES B			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
COON AMY DUFFY			0 Septic	0 Paved	0 Average	RESIDNTL	1010	457,100	457,100
3 TOBEY GARDEN ST		<b>SUPPLEMENTAL DATA</b>			0 Heavy	RES LAND	1010	476,900	476,900
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2497 Total Acres 1.078 Chapter Lan GIS ID F_874056_2835173			Cyclical 6 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	13,600	13,600
							Total	947,600	947,600

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
COON JAMES B		14794 0100	11-20-1996	Q	I	167,000	00	Year	Code	Assessed	Year	Code	Assessed
CHRISTOPHER JANE D		4504 0135	05-20-1993	Q	I	145,000	00	2023	1010	353,200	2022	1010	292,500
									1010	511,900		1010	325,200
									1010	9,900		1010	9,900
							Total	875,000	Total	627,600	Total	623,000	

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	457,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	13,600
Appraised Land Value (Bldg)	476,900
Special Land Value	0
Total Appraised Parcel Value	947,600
Valuation Method	C
Total Appraised Parcel Value	947,600

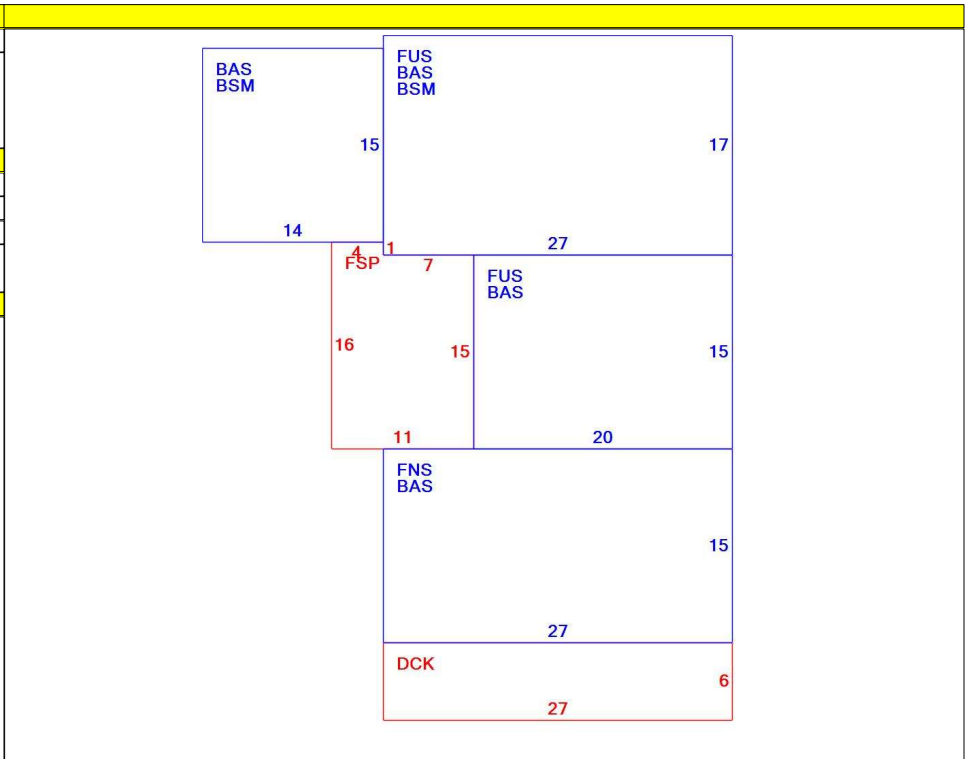
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
651	12-03-2003	RM	Remodel	10,000	09-04-2004	100		FIN 350' OF BSMNT	11-25-2020	SJT	10		20	Field Review
19990215	05-19-1999	AD	Addition	74,000	01-15-2000	100		27X20 & 14X7 2 STY	04-12-2013	VGS			20	Field Review
15122	09-17-1998	AD	Addition	32,000		100		1ST&2ND FLRS/DK/PRCH	09-04-2004	KP		1	00	Measure & Listed
12560	10-06-1992	RM	Remodel	7,000	09-27-1995	100		MOVE SHED TO KINGSTO						

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	0.160 AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.08	7,500
Total Card Land Units					1.08 AC	Parcel Total Land Area					1.08	Total Land Value			476,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	669	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	350				
FBM Quality	05	Living Area			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	669				

CONDO DATA			
Parcel Id		C	Owne
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION			
Net Other Adj			569,957
Replace Cost			31,538
Year Built			601,495
Effective Year Built			1850
Depreciation Code			1997
Remodel Rating			VG
Year Remodeled			
Depreciation %			24
Functional Obsol			
External Obsol			
Trend Factor			1.000
Condition			
Condition %			
Percent Good			76
Cns Sect Rcnld			457,100
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
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
BRN1	Barn - 1 Story	L	335	39.00	1980	A	70	C	1.00	9,100
SHD1	Shed	L	80	21.00	1980	A	70	C	1.00	1,200
FSP	Screen Porch	L	120	39.00	1980	A	70	C	1.00	3,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,374	1,374	1,374	212.51	291,991
BSM	Basement	0	669	134	42.57	28,477
DCK	Deck	0	162	16	20.99	3,400
FNS	Finished 90% Story	365	405	365	191.52	77,567
FSP	Screened Porch	0	169	34	42.75	7,225
FUS	Finished Upper Story	759	759	759	212.51	161,297
Ttl Gross Liv / Lease Area		2,498	3,538	2,682		569,957

