

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
COOKE PETER & REBECCA			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
190 EVERGREEN ST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	892,900	892,900	
DUXBURY MA 02332		<b>SUPPLEMENTAL DATA</b>			0 Medium	RES LAND	1010	487,700	487,700	
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3411 Total Acres .949 Chapter Lan GIS ID F_872153_2836246		Cyclical 6 Exemption W District Res Exem Assoc Pid#			RESIDNTL	1010	90,700	90,700		
						Total		1,471,300	1,471,300	<b>VISION</b>

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
COOKE PETER & REBECCA		54392 98	02-12-2021	Q	I	1,300,000	00	Year	Code	Assessed	Year	Code	Assessed	
WESTERMAN TODD M		50255 154	09-05-2018	Q	I	1,120,000	00	2023	1010	687,700	2022	1010	632,300	
FALCONE ANDREW & KAREN		15127 220	04-28-1997	Q	I	150,770	00		1010	476,500		1010	402,100	
									1010	51,300		1010	51,300	
						Total		1,215,500	Total		1,085,700	Total		963,200

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0070				

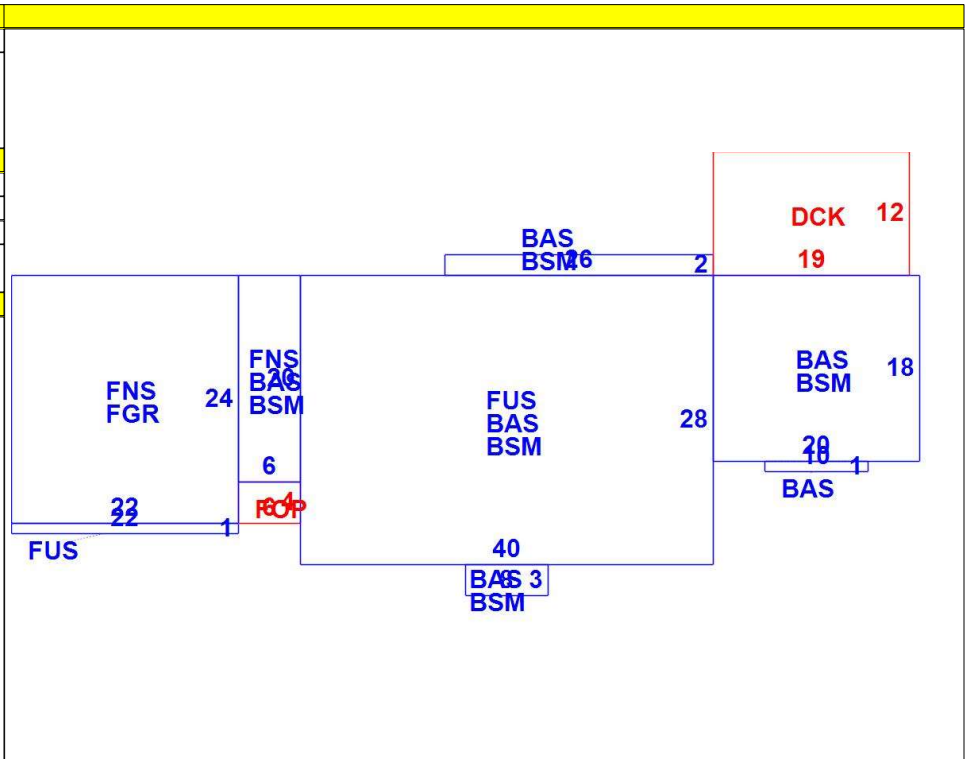
  

APPRAISED VALUE SUMMARY													
Appraised Bldg. Value (Card)										892,900			
Appraised Xf (B) Value (Bldg)										0			
Appraised Ob (B) Value (Bldg)										90,700			
Appraised Land Value (Bldg)										487,700			
Special Land Value										0			
Total Appraised Parcel Value										1,471,300			
Valuation Method										C			
Total Appraised Parcel Value										1,471,300			

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
QPO-20-16	11-30-2020	NC	New Construct	4,186		100		Replace 2 doors		02-27-2019	SJT	2	1	01	Measure - No Entry
264	05-22-2004	AD	Addition	12,000	03-20-2004	100		CABANA & HALF BATH		04-12-2013	VGS			20	Field Review
458	10-23-2002	NC	New Construct	20,000	02-01-2004	100		22X40 HT GUNITE POOL		03-19-2007	KP		1	00	Measure & Listed
14443	04-10-1997	NC	New Construct	188,000	12-03-1997	100		28X40 2 STY/GAR/DECK							

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	0070	1.389		1.0000	12.16	486,200
1	1010	Single Family	RC	Residual	0.032	AC	35,000.00	1.00000	5	1.00	0070	1.389		1.0000	1.09	1,500
Total Card Land Units					0.95	AC	Parcel Total Land Area					0.95	Total Land Value			487,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1676	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj	905,872	
Interior Floor 2			Replace Cost	86,275	
Heat Fuel	03	Gas	Year Built	1997	
Heat Type	05	Hot Water	Effective Year Built	2011	
AC Type	01	None	Depreciation Code	E	
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %	10	
Extra Fixtures	1		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor	1.000	
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good	90	
Extra Openings	0		Cns Sect Rcnd	892,900	
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	1200		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1676		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
SPL2	Ing Pool-Good	L	880	89.00	2003	A	70	C	1.00	54,800
BTH	Cabana	L	224	106.00	2003	A	70	B	1.50	24,900
HTB	Hot Tub	L	1	10500.00	2003	A	70	B	1.50	11,000

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,686	1,686	1,686	227.38	383,358
BSM	Basement	0	1,676	335	45.45	76,171
DCK	Deck	0	228	23	22.94	5,230
FGR	Garage	0	528	211	90.86	47,977
FNS	Finished 90% Story	583	648	583	204.57	132,561
FOP	Open Porch	0	24	4	37.90	910
FUS	Finished Upper Story	1,142	1,142	1,142	227.38	259,665
Ttl Gross Liv / Lease Area		3,411	5,932	3,984		905,872

