

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
KOELBEL STEPHEN F & KIM DORIS KOELBEL-KIM FAMILY LIVING TRUST 132 ISLAND CREEK RD		0	Water	0	Subdivision	0	Average	Description RESIDENTL RES LAND	Code 1010 1010	Appraised 300,200 568,700	Assessed 300,200 568,700	
		0	No Sewer	0	Paved	0	Average					
DUXBURY MA 02332		SUPPLEMENTAL DATA				Cyclical Exemption W District Res Exem		6				
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1728 Total Acres 1.158 Chapter Lan GIS ID F_870986_2836251		Assoc Pid#						Total 868,900 868,900		

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
KOELBEL STEPHEN F & KIM DORIS M T KOELBEL STEPHEN F		LCC 134824	12-08-2022	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed		
		LCC 94801	01-15-1999	Q	I	345,000	00	2023	1010 1010	322,600 610,400	2022	1010 1010	286,400 387,800	2021	1010 1010
Total								933,000		Total		674,200		Total 656,900	

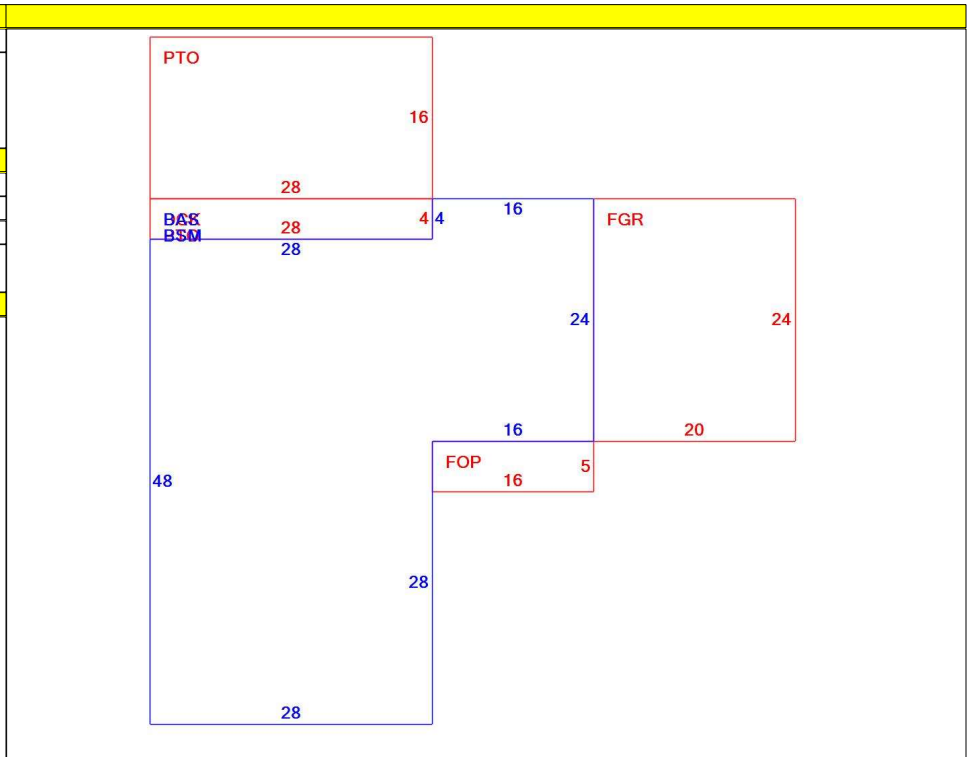
EXEMPTIONS			OTHER ASSESSMENTS						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	
Total		0.00						This signature acknowledges a visit by a Data Collector or Assessor	

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch				Appraised Bldg. Value (Card) 300,200	
0060						Appraised Xf (B) Value (Bldg) 0			
						Appraised Ob (B) Value (Bldg) 0			
						Appraised Land Value (Bldg) 568,700			
						Special Land Value 0			
						Total Appraised Parcel Value 868,900			
						Valuation Method C			
						Total Appraised Parcel Value 868,900			

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
									11-25-2020	SJT	10		20	Field Review
									04-12-2013	VGS			20	Field Review
									06-30-2004	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		V125,TP95	1.1875	13.94	557,400
1	1010	Single Family	RC	Residual	0.240 AC	35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.08	11,300
Total Card Land Units					1.16 AC	Parcel Total Land Area					1.16	Total Land Value			568,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1728	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			396,423
Interior Floor 2			Net Other Adj		32,500
Heat Fuel	03	Gas	Replace Cost		428,922
Heat Type	05	Hot Water	Year Built		1963
AC Type	01	None	Effective Year Built		1991
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		30
Total Rooms	6		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		70
Gas Fireplaces	0		Cns Sect Rcnld		300,200
Sq Ft Fin Bsmt	480		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1728		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	1,728	1,728	1,728	171.09	295,649
BSM	Basement	0	1,728	346	34.26	59,198
DCK	Deck	0	112	11	16.80	1,882
FGR	Garage	0	480	192	68.44	32,850
FOP	Open Porch	0	80	12	25.66	2,053
PTO	Patio	0	560	28	8.55	4,791
Ttl Gross Liv / Lease Area		1,728	4,688	2,317		396,423

