

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
COHEN BRYAN			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
COHEN ALLYSON			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	520,800	520,800
427 TREMONT ST		<b>SUPPLEMENTAL DATA</b>			RESIDNTL	1010	413,200	413,200	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2455 Total Acres .46 Chapter Lan GIS ID F_872773_2833418			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	14,900	14,900
						Total		948,900	948,900

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
COHEN BRYAN		55695 242	09-21-2021	Q	I	800,000	00	Year	Code	Assessed	Year	Code	Assessed	
SUSSMAN EVAN R		48666 0147	07-14-2017	Q	I	660,000	00	2023	1010	392,500	2022	1010	355,300	
HAMMOND MATTHEW B & JESSICA M		40059 0312	06-24-2011	Q	I	332,500	00		1010	443,000		1010	288,100	
									1010	10,700		1010	10,700	
						Total		846,200	Total		654,100	Total		626,700

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

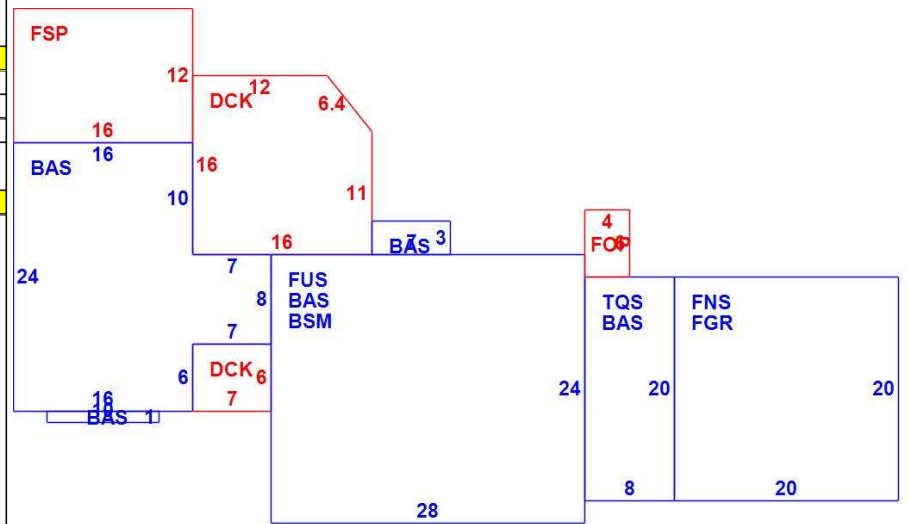
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	520,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	14,900
Appraised Land Value (Bldg)	413,200
Special Land Value	0
Total Appraised Parcel Value	948,900
Valuation Method	C
Total Appraised Parcel Value	948,900

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
2015-275 69	09-14-2015 05-12-2010	AD MS	Addition Miscellaneous	81,000 2,800	06-14-2017	100 100		CONSTRUCT A 7.25' X 20' ADDI WEATHERIZATION	09-25-2019 06-14-2017 04-12-2013 01-13-2011	SJT JLF VGS KP	10 5		00 01 20 00	Measure & Listed Measure - No Entry Field Review 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	20,038 SF	15.38	1.00000	5	1.00	0060	1.341		1.0000	20.62	413,200
Total Card Land Units					0.46 AC	Parcel Total Land Area					0.46	Total Land Value			413,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	672	
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	14	Carpet			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	06	Partial			
Bedrooms	3				
Full Baths	3				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	340				
FBM Quality	03	Average			
Foundation	05	Conc Block			
Bsmt Garage	0				
Bsmt Area	672				

CONDO DATA			
Parcel Id	C	Owne	
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Net Other Adj		621,814	
Replace Cost		45,820	
Year Built		667,634	
Effective Year Built		1949	
Depreciation Code		1999	
Remodel Rating		VG	
Year Remodeled			
Depreciation %		22	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		78	
Cns Sect Rcnd		520,800	
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
SHD1	Shed	L	140	21.00	1980	G	85	C	1.00	2,500
GNR	GENERATOR	L	1	12400.00	2019	E	100	C	1.00	12,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,303	1,303	1,303	220.50	287,313
BSM	Basement	0	672	134	43.97	29,547
DCK	Deck	0	288	29	22.20	6,395
FGR	Garage	0	400	160	88.20	35,280
FNS	Finished 90% Story	360	400	360	198.45	79,381
FOP	Open Porch	0	24	4	36.75	882
FSP	Screened Porch	0	192	38	43.64	8,379
FUS	Finished Upper Story	672	672	672	220.50	148,177
TQS	Three Quarter Story	120	160	120	165.38	26,460
Ttl Gross Liv / Lease Area		2,455	4,111	2,820		621,814

