

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
COOK ELLEN			0 Water	0 Private	0 Average	Description	Code	Appraised	Assessed
63 TUSOCK BROOK RD			0 No Sewer	0 Paved	0 Average	RESIDNTL	1020	659,100	659,100
DUXBURY MA 02332		SUPPLEMENTAL DATA							
		Alt Prcl ID 082/160.0-0272-0112.	Cyclical Exemption W	6					
		Tax Class T	District Res Exem						
		Tot Fin Are 1698							
		Total Acres							
		Chapter La							
		GIS ID F_867295_2829421	Assoc Pid#						
						Total	659,100	659,100	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
COOK ELLEN		55400 117	07-30-2021	Q	I	601,000	00	Year	Code	Assessed	Year	Code	Assessed
CASAGRANDE DEBORAH LEE TT		50168 0341	08-15-2018	Q	I	457,500	00	2023	1020	619,100	2022	1020	444,700
DREW JOHN L & ELLEN TODD		21680 0026	03-08-2002	Q	I	385,000	00						
						Total	619,100	Total	444,700	Total	444,700		

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
0001				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	659,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	659,100
Valuation Method	C
Total Appraised Parcel Value	659,100

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
BPO-22-162	04-21-2022	MN	Maintenance	17,215		100	04-21-2022	INSTALL 5 WINDOWS & 3 PA	12-13-2021	SJD	9	1	07	Measure - Info @ Door
BPO-22-20	01-26-2022	RM	Remodel	23,000		100	03-23-2022	RMDL BATHRM	07-24-2019	SJD	9		01	Measure - No Entry
QP-19-213	09-06-2019	MN	Maintenance	3,000		100		1 WINDOW	07-02-2013	SJD	3		30	Quality Control
2013-30	03-26-2013	MN	Maintenance	5,926		100		REPLACE 4 WINDOWS	06-03-1997	KP		7	01	Measure - No Entry

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	1020	Condo			0.000 AC	0.00	1.00000	0	1.00	0000	1.000		0.0000	0	0	
Total Card Land Units					0.00 AC	Parcel Total Land Area					0.00	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	55	Condominium	AMENITY 1	2	Deck
Model	05	Res Condo	Amenity 2	4	WO Bsmt
Grade	06	Good	Amenity 3		
Stories	1				
Occupancy			CONDO DATA		
Interior Wall 1	05	Drywall	Parcel Id	8005	C 8005 Owne
Interior Wall 2			Bay Farm Tussock B 1 S 1		
Interior Floor 1	12	Hardwood	Adjust Type	Code	Description
Interior Floor 2			Condo Flr	B2AC	2 Bedroom AC
Heat Fuel	03	Gas	Condo Unit	1A	1A
Heat Type	05	Hot Water			Factor%
AC Type	03	Central			118
CNS Bedrooms	3				105
Full Baths	2		COST / MARKET VALUATION		
Half Baths	1		Net Other Adj		713,185
Extra Fixtures	0		Replace Cost		44,450
Total Rooms	5		Year Built		757,642
Bath Style	03	Modern	Effective Year Built		1996
Kitchen Style	02	Average	Depreciation Code		2008
Kitchen Type	4	Full Eat-In	Remodel Rating		G
Kitchen Func	1		Year Remodeled		
Parking Class	3	Deeded	Depreciation %		13
SF Basement	932		Functional Obsol		
Bsmt Garage	0		External Obsol		
Fireplaces	1		Trend Factor		1.000
Part Bedroom	0		Condition		
FBM Quality	05	Living Area	Condition %		
SF Fin Bsmt	850		Percent Good		87
Extra Openings	0		Cns Sect Rcnld		659,100
Gas Fireplace	0		Dep % Ovr		
Parking			Dep Ovr Comment		
AMENITY 1	2	Deck	Misc Imp Ovr		
Amenity 2	4	WO Bsmt	Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

<p>BAS (1,698 sf)</p>
<p>BSM (932 sf)</p>
<p>FGR (355 sf)</p>
<p>WDK (164 sf)</p>

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	1,698	1,698	1,698	349.26	593,040
BSM	Basement	0	932	186	69.70	64,962
FGR	Garage	0	355	142	139.70	49,595
WDK	Deck	0	164	16	34.07	5,588
Ttl Gross Liv / Lease Area		1,698	3,149	2,042		713,185

