

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
COTE JOSHUA F ELLIS NATALIE M 104 SOULE AVE DUXBURY MA 02332			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	242,800	242,800	
				0 Light		RES LAND	1010	241,500	241,500	
SUPPLEMENTAL DATA						RESIDNTL	1010	1,400	1,400	
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1428 Total Acres .16 Chapter Lan GIS ID F_871947_2832219				Cyclical 7 Exemption W District Res Exem Assoc Pid#		Total		485,700	485,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
COTE JOSHUA F BROGAN DANIEL R BERGERON RAYMOND W & W SUE TRU BERGERON RAYMOND W		55510 156	08-20-2021	Q	I	610,000	00	Year	Code	Assessed	Year	Code	Assessed			
		45320 0278	03-13-2015	Q	I	356,000	00	2023	1010	181,400	2022	1010	141,400	2021	1010	141,100
		41193 0060	04-04-2012	U	I	100	1A		1010	239,300		1010	196,300		1010	183,500
		5449 0056	09-06-1983	Q	I	69,500	00		1010	1,000		1010	1,000		1010	1,000
		Total						421,700		Total		338,700		Total		325,600

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

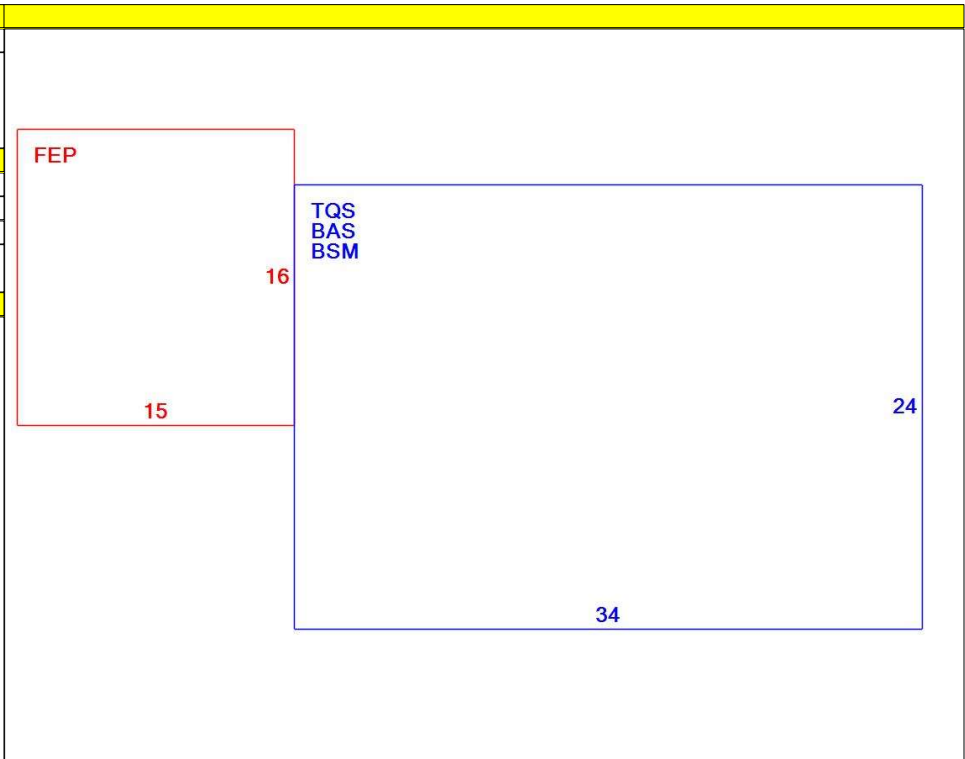
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	242,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,400
Appraised Land Value (Bldg)	241,500
Special Land Value	0
Total Appraised Parcel Value	485,700
Valuation Method	C
Total Appraised Parcel Value	485,700

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-23-67	04-06-2023	MN	Maintenance	2,052		100	04-06-2023	WEATHERIZATION/AIR SEALIN	12-13-2021	SJD	9		01	Measure - No Entry
									12-13-2021	SJD	9	1	11	Phone Interview
									07-07-2015	SJD	9		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									10-19-1999	JAS		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	6,970 SF	34.66	1.00000	5	1.00	0050	1.000		1.0000	34.65	241,500
Total Card Land Units					0.16 AC	Parcel Total Land Area					0.16	Total Land Value			241,500

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	04	Cape Cod				Bsmt Area	816				
Model	01	Residential				Bsmt Type	04				
Grade	03	Average				Unfin Area	0.00	Full			
Stories	1.75					CONDO DATA					
Occupancy	1					Parcel Id		C		Owne	
Exterior Wall 1	14	Wood Shingle							B		S
Exterior Wall 2						Adjust Type	Code	Description	Factor%		
Roof Structure	03	Gable				Condo Flr					
Roof Cover	03	Asphalt				Condo Unit					
Interior Wall 1	05	Drywall				COST / MARKET VALUATION					
Interior Wall 2						Net Other Adj	305,689				
Interior Floor 1	12	Hardwood				Replace Cost	319,490				
Interior Floor 2	14	Carpet				Year Built	1967				
Heat Fuel	04	Electric				Effective Year Built	1997				
Heat Type	07	Radiant-Elec.				Depreciation Code	G				
AC Type	01	None				Remodel Rating					
Bedrooms	3					Year Remodeled					
Full Baths	2					Depreciation %	24				
Half Baths	0					Functional Obsol					
Extra Fixtures	1					External Obsol					
Total Rooms	6					Trend Factor	1.000				
Bath Style	02	Average				Condition					
Kitchen Style	02	Average				Condition %					
Extra Kitchens	0					Percent Good	76				
Fireplaces	1					Cns Sect Rcnld	242,800				
Extra Openings	0					Dep % Ovr					
Gas Fireplaces	0					Dep Ovr Comment					
Sq Ft Fin Bsmt	0					Misc Imp Ovr					
FBM Quality						Misc Imp Ovr Comment					
Foundation	06	Poured Conc				Cost to Cure Ovr					
Bsmt Garage	0					Cost to Cure Ovr Comment					
Bsmt Area	816										



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	98	21.00	1985	A	70	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	816	816	816	176.19	143,771
BSM	Basement	0	816	163	35.19	28,719
FEP	Finished Enclosed Porch	0	240	144	105.71	25,371
TQS	Three Quarter Story	612	816	612	132.14	107,828
Ttl Gross Liv / Lease Area		1,428	2,688	1,735		305,689

