

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA								
COOKE KEVIN C COOKE CHRISTA 14 WINTHROP AVE DUXBURY MA 02332				0 Water 0 No Sewer		0 Subdivision 0 Paved 0 Light		0 Average 0 Average		Description	Code	Appraised	Assessed									
										RESIDENTL	1010	642,100	642,100	VISION								
										RES LAND	1010	446,300	446,300									
SUPPLEMENTAL DATA																						
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1369 Total Acres .17 Chapter Lan GIS ID F_871430_2830827				Cyclical 7 Exemption W District Res Exem Assoc Pid#																		
										Total		1,088,400	1,088,400									
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
COOKE KEVIN C HIGGINS CHRISTA HIGGINS ROBERT BISSETT THOMAS A BISSETT THOMAS A		50127 0313 45916 0277 21814 0197 21518 0316 12613 0303		08-02-2018 08-13-2015 03-29-2002 02-11-2002 01-26-1994		U I U I Q I U I Q I				80,218 100 268,500 100 107,000		1A 1A 00 1F 00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
														2023	1010	482,600	2022	1010	367,700	2021	1010	371,100
															1010	334,400		1010	293,600		1010	238,800
										Total		817,000	Total	661,300	Total	609,900						
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor														
Year	Code	Description		Amount	Code	Description	Number	Amount	Comm Int													
				Total	0.00																	
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY										
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				642,100								
0040										Appraised Xf (B) Value (Bldg)				0								
										Appraised Ob (B) Value (Bldg)				0								
										Appraised Land Value (Bldg)				446,300								
										Special Land Value				0								
										Total Appraised Parcel Value				1,088,400								
										Valuation Method				C								
										Total Appraised Parcel Value				1,088,400								
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					
2016-102	04-11-2016	MS	Miscellaneous	12,000	05-22-2017	100		2 HOT AIR & AC SYSTEMS 1 IN				07-19-2022	SJD	3		30	Quality Control					
2016-11	01-12-2016	NC	New Construct	250,000	05-22-2017	100		2 STORY SINGLE FAMILY DWE				05-22-2017	JLF	5		30	Quality Control					
2015-445	12-30-2015	DM	Demolish	13,500	05-26-2016	100		DEMO EXISTING STRUCTURE				05-26-2016	JLF	5	1	00	Measure & Listed					
81	07-11-2006	MN	Maintenance	6,400		100		VINYL SIDING RPL WIN				04-12-2013	VGS			20	Field Review					
										11-15-2003	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	7,405 SF	33.11	1.00000	5	1.00	0040	1.820		1.0000	60.27	446,300							
Total Card Land Units					0.17	AC	Parcel Total Land Area					0.17	Total Land Value		446,300							

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area		
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area		Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			661,832
Interior Floor 2			Net Other Adj		21,280
Heat Fuel	03	Gas	Replace Cost		683,112
Heat Type	04	Forced Air-Duc	Year Built		2016
AC Type	03	Central	Effective Year Built		2015
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		6
Total Rooms	8		Functional Obsol		0
Bath Style	02	Average	External Obsol		0
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces			Condition %		
Extra Openings			Percent Good		94
Gas Fireplaces			Cns Sect Rcnld		642,100
Sq Ft Fin Bsmt			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage			Misc Imp Ovr Comment		
Bsmt Area			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

DCK	10	DCK	10
		FSP	
	11		11
FUS			
BAS			
BSM			
			46
			22
FNS			
BAS			
BSM			6
FOP	20		4

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	1,144	1,144	1,144	258.53	295,756	
BSM	Basement	0	1,144	229	51.75	59,203	
DCK	Deck	0	220	22	25.85	5,688	
FNS	Finished 90% Story	119	132	119	233.07	30,765	
FOP	Open Porch	0	80	12	38.78	3,102	
FSP	Screened Porch	0	110	22	51.71	5,688	
FUS	Finished Upper Story	1,012	1,012	1,012	258.53	261,630	
Ttl Gross Liv / Lease Area		2,275	3,842	2,560		661,832	

