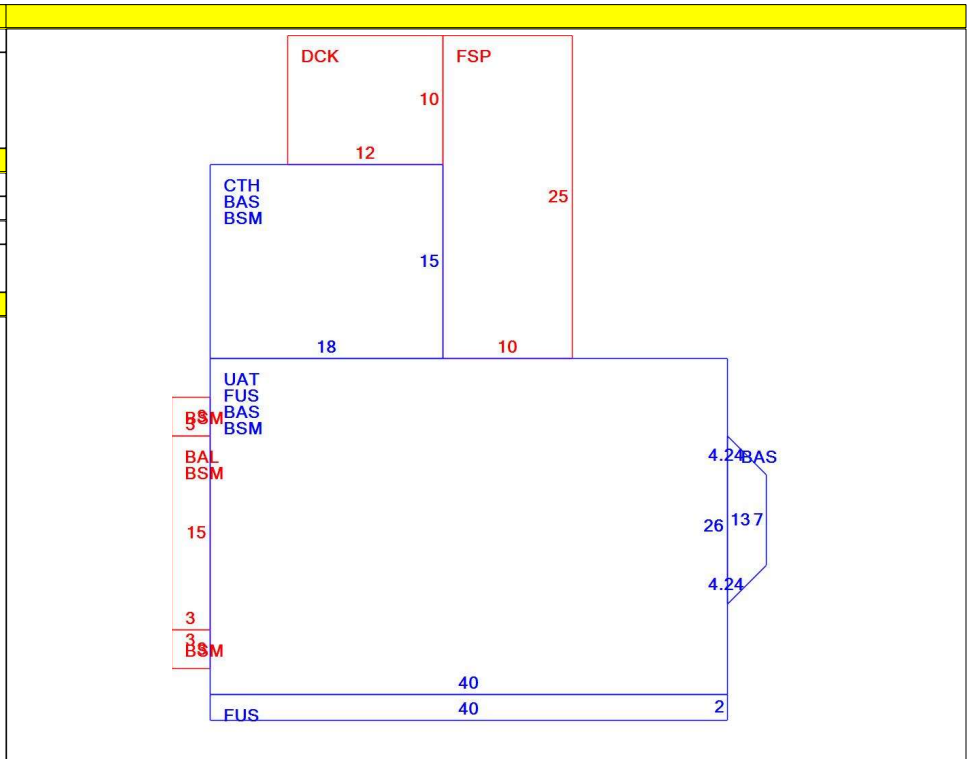


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA							
COGHLAN PETER T			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed			VISION					
COGHLAN MICHELLE M			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	417,600	417,600								
129 DUCK HILL RD		SUPPLEMENTAL DATA				RES LAND	1010	536,700	536,700								
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2460 Total Acres .958 Chapter Lan		Cyclical 5 Exemption W District Res Exem													
GIS ID F_877439_2846544		Assoc Pid#				Total		954,300	954,300								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
COGHLAN PETER T		47059 0259	06-16-2016	Q	I	600,000	00	Year	Code	Assessed	Year	Code	Assessed				
HUNDLEY KIRK G		44610 0001	08-06-2014	U	I	10	1A	2023	1010	325,400	2022	1010	297,300				
HUNDLEY KIRK TT		22090 0226	05-17-2002	U	I	100	1F		1010	524,400		1010	442,500				
HUNDLEY FRANCINE A		22090 0201	05-17-2002	U	I	100	1F					2021	1010	264,300			
HUNDLEY FRANCINE A TRUST		21704 0348	03-13-2002	U	I	1	1F					2021	1010	401,700			
		Total						849,800		Total		739,800		Total 666,000			
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					APPRAISED VALUE SUMMARY						
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)			417,600				
0070										Appraised Xf (B) Value (Bldg)			0				
										Appraised Ob (B) Value (Bldg)			0				
										Appraised Land Value (Bldg)			536,700				
										Special Land Value			0				
										Total Appraised Parcel Value			954,300				
										Valuation Method			C				
										Total Appraised Parcel Value			954,300				
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			
									12-21-2016	SJD	9		01	Measure - No Entry			
									04-12-2013	VGS			20	Field Review			
									04-02-2005	BSB		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	0070	1.389		V110	1.1000	13.37	534,800	
1	1010	Single Family	RC	Residual	0.040 AC	35,000.00	1.00000	5	1.00	0070	1.389			1.0000	1.09	1,900	
Total Card Land Units					0.96 AC	Parcel Total Land Area					0.96	Total Land Value					536,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1373	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	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			565,970
Interior Floor 2			Net Other Adj		22,230
Heat Fuel	02	Oil	Replace Cost		588,201
Heat Type	05	Hot Water	Year Built		1974
AC Type	03	Central	Effective Year Built		1992
Bedrooms	4		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	8		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		71
Gas Fireplaces	0		Cns Sect Rcnd		417,600
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1373		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	
BAL	Balcony	0	45	5	21.07	948	
BAS	First Floor	1,340	1,340	1,340	189.61	254,071	
BSM	Basement	0	1,373	275	37.98	52,141	
CTH	Cathedral Ceiling	0	270	27	18.96	5,119	
DCK	Deck	0	120	12	18.96	2,275	
FSP	Screened Porch	0	250	50	37.92	9,480	
FUS	Finished Upper Story	1,120	1,120	1,120	189.61	212,358	
UAT	Unfinished Attic	0	1,040	156	28.44	29,578	
Ttl Gross Liv / Lease Area		2,460	5,558	2,985		565,970	

