

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
COOK JONATHAN H			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
COOK DIANE AIGLER			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,099,900	1,099,900
PO BOX 85		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	1,250,400	1,250,400	
DUXBURY MA 02331		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3994 Total Acres .915 Chapter Lan GIS ID F_880752_2841348			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	127,200	127,200
						Total		2,477,500	2,477,500

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
COOK JONATHAN H		24953 0349	04-29-2003	Q	I	649,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	854,000	2022	1010	710,700
									1010	1,091,900		1010	748,500
									1010	95,900		1010	95,900
						Total		2,041,800		Total		1,555,100	
								Total		Total		1,392,600	

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,099,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	127,200
Appraised Land Value (Bldg)	1,250,400
Special Land Value	0
Total Appraised Parcel Value	2,477,500
Valuation Method	C
Total Appraised Parcel Value	2,477,500

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0090			

NOTES									

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
196	06-24-2008	MS	Miscellaneous	50,000		100		18X40POOL,7X7SPA	09-19-2017	JLF	2		20	Field Review
354	11-05-2007	MS	Miscellaneous	3,500		100		58X116TENNIS,8'FENCE	04-12-2013	VGS			20	Field Review
235	08-03-2007	NC	New Construct	93,000		100		8X20'&12X20',DK 340'	08-07-2008	K/D		1	00	Measure & Listed
146	05-02-2006	DM	Demolish	10,000		100		DEMO EXISTING POOL						
378	08-17-2005	AD	Addition	15,000		100		2 DORMERS EXT DWELL						
339	07-20-2005	AD	Addition	273,000		100		1STFL,2NDFL,GR,SP,EP						
213	05-24-2005	DM	Demolish	10,000		100		DM REAR 24X12&10X48						

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	35,882 SF	9.51	1.00000	5	1.00	0090	3.661		1.0000	34.83	1,249,700	
1	1010	Single Family		Undevelop	0.090 AC	2,000.00	1.00000	0	1.00	0090	3.661	ESMNT	1.0000	0.18	700	
Total Card Land Units					0.91 AC	Parcel Total Land Area					0.91	Total Land Value				1,250,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	1688	
Model	01	Residential	Bsmt Type	03	
Grade	10	Custom +	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			
Interior Floor 2			Net Other Adj		1,249,348
Heat Fuel	03	Gas	Replace Cost		92,045
Heat Type	05	Hot Water	Year Built		1,341,393
AC Type	03	Central	Effective Year Built		1810
Bedrooms	5		Depreciation Code		2003
Full Baths	4		Remodel Rating		E
Half Baths	1		Year Remodeled		
Extra Fixtures	3		Depreciation %		18
Total Rooms	10		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	3		Condition %		
Extra Openings	1		Percent Good		82
Gas Fireplaces	0		Cns Sect Rcnd		1,099,900
Sq Ft Fin Bsmt	500		Dep % Ovr		
FBM Quality	05	Living Area	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1688		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
TEN	Tennis Court	L	1	48500.00	2008	G	85	C	1.00	41,200
SHD1	Shed	L	240	21.00	2008	G	85	C	1.00	4,300
SPL2	Ing Pool-Good	L	720	89.00	2008	G	85	B	1.50	81,700

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,504	2,504	2,504	283.56	710,024
BSM	Basement	0	1,688	338	56.78	95,842
DCK	Deck	0	374	37	28.05	10,492
FEP	Finished Enclosed Porch	0	246	148	170.59	41,966
FHS	Finished Half Story	408	816	408	141.78	115,691
FOP	Open Porch	0	75	11	41.59	3,119
FUS	Finished Upper Story	960	960	960	283.56	272,214
Ttl Gross Liv / Lease Area		3,872	6,663	4,406		1,249,348

