

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CATFISH COTTAGE LLC			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
PO BOX 960995			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	169,600	169,600
BOSTON MA 02196		<b>SUPPLEMENTAL DATA</b>			0 Medium	RES LAND	1010	897,700	897,700
		Alt Prcl ID	Cyclical 8						
		Scnd Home	NEW FY2024						
		Tax Class	T						
		Tot Fin Area	1007						
		Total Acres	.169						
		Chapter Lan							
		GIS ID	F_880930_2844664		Assoc Pid#				
							Total	1,067,300	1,067,300

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CATFISH COTTAGE LLC	53437	55	09-15-2020	Q	I	630,000	00	Year	Code	Assessed	Year	Code	Assessed
MELLEN PAUL S	43261	78	06-26-2013	Q	I	415,000	00	2023	1010	212,200	2022	1010	184,300
ANDERSON HOLLY E	14462	138	06-25-1996	Q	I	150,500	00		1010	748,000		1010	320,500
BLANCHARD HOWARD T	13434	20	02-22-1995	U	I	100	1F						
							Total	960,200	Total	504,800	Total	474,100	

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
0090				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	169,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	897,700
Special Land Value	0
Total Appraised Parcel Value	1,067,300
Valuation Method	C
Total Appraised Parcel Value	1,067,300

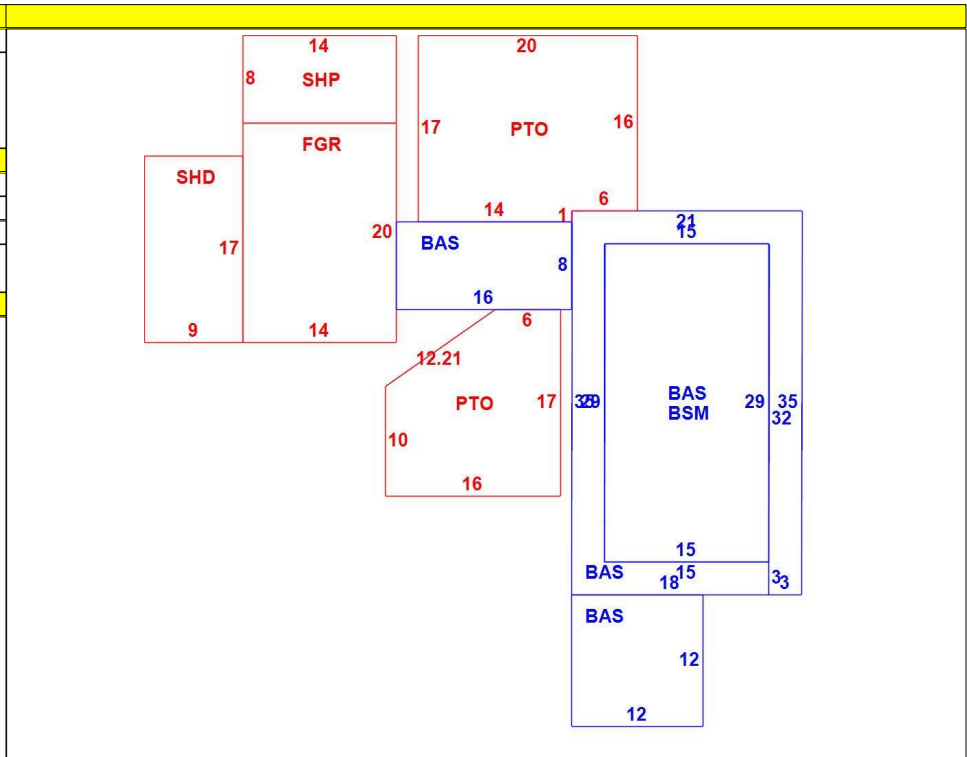
BUILDING PERMIT RECORD							VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
QPO-21-3	01-12-2021	MN	Maintenance	6,500		100		Replace 2 doors and 1 window	01-12-2023	SJD	0	1	00	Measure & Listed
77	05-24-2010	MN	Maintenance	3,500		100		STRIP REROOF	06-15-2021	SJD	9		01	Measure - No Entry
14151	08-06-1996	AD	Addition	1,000	09-05-1997	100		6X6 SLIDING GLASDOOR	04-25-2014	SJD	9		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									04-16-2008	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	7,405 SF	33.11	1.00000	5	1.00	0090	3.661		1.0000	121.23	897,700	
Total Card Land Units					0.17	AC	Parcel Total Land Area					0.17	Total Land Value			897,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	435	
Model	01	Residential	Bsmt Type	03	
Grade	04	Above Ave	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	3				
Full Baths	1				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	435				

CONDO DATA				
Parcel Id		C	Owne	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Net Other Adj	233,118
Replace Cost	5,750
Year Built	238,868
Effective Year Built	1928
Depreciation Code	1992
Remodel Rating	G
Year Remodeled	
Depreciation %	29
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	71
Cns Sect Rcnld	169,600
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
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
BAS	First Floor	1,007	1,007	1,007	174.10	175,317
BSM	Basement	0	435	87	34.82	15,147
FGR	Garage	0	280	112	69.64	19,499
PTO	Patio	0	571	29	8.84	5,049
SHD	Attached Shed	0	153	54	61.45	9,401
SHP	Workshop	0	112	50	77.72	8,705
Ttl Gross Liv / Lease Area		1,007	2,558	1,339		233,118

