

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
CARLIN LISA MCCORMICK		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
CARLIN DORAN CLAYTON		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	871,600	871,600	
56 COVE ST		<b>SUPPLEMENTAL DATA</b>					RES LAND	1010	1,128,000	1,128,000		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1492 Total Acres .46 Chapter Lan GIS ID F_880998_2844465					Cyclical Exemption W District Res Exem	8	RESIDNTL	1010	8,700	
Total										2,008,300	2,008,300	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CARLIN LISA MCCORMICK		51121 200	05-17-2019	U	I	1,335,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
LIZZA FREDERICK		41169 196	03-30-2012	U	I	570,000	1	2023	1010	647,400	2022	1010	538,000	2021	1010	495,600
WALKER ESTHER B (L/E)		22535 69	07-31-2002	U	I	1	1F		1010	983,100		1010	684,600		1010	555,100
Total										1,636,800			1,228,900			1,054,200

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)											871,600				
Appraised Xf (B) Value (Bldg)											0				
Appraised Ob (B) Value (Bldg)											8,700				
Appraised Land Value (Bldg)											1,128,000				
Special Land Value											0				
Total Appraised Parcel Value											2,008,300				
Valuation Method											C				
Total Appraised Parcel Value											2,008,300				

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
2012-331	12-19-2012	NC	New Construct	10,000	04-23-2014	100		MOVE EXISTING DWELLING T		05-14-2020	SJD	9		20	Field Review
214	08-24-2012	AD	Addition	369,000	04-23-2014	100		ADD TO EXISTING DWELLING		04-23-2014	JLF	5	1	07	Measure - Info @ Door
130	05-30-2012	DM	Demolish	12,500	04-23-2014	100		DEMO OUTBUILDINGS		05-20-2013	SJD	5	1	00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										06-20-2012	KP	5		01	Measure - No Entry
										05-31-2008	BSB			01	Measure - No Entry

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	20,038	SF	15.38	1.00000	5	1.00	0090	3.661		1.0000	56.29	1,128,000
Total Card Land Units					0.46	AC	Parcel Total Land Area					0.46	Total Land Value			1,128,000

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style	04	Cape Cod	Bsmt Area	1786			
Model	01	Residential	Bsmt Type	00	N/A		
Grade	07	Very Good	Unfin Area	0.00			
Stories	1.9						
Occupancy	1						
Exterior Wall 1	11	Clapboard					
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	02	Oil					
Heat Type	05	Hot Water					
AC Type	03	Central					
Bedrooms	3						
Full Baths	2						
Half Baths	1						
Extra Fixtures	2						
Total Rooms	8						
Bath Style	03	Modern					
Kitchen Style	03	Modern					
Extra Kitchens	0						
Fireplaces	1						
Extra Openings	0						
Gas Fireplaces	0						
Sq Ft Fin Bsmt	0						
FBM Quality							
Foundation	06	Poured Conc					
Bsmt Garage	0						
Bsmt Area	1786						

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
GNR	GENERATOR	L	1	12400.00	2013	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,786	1,786	1,786	222.69	397,721
BSM	Basement	0	1,786	357	44.51	79,500
FGR	Garage	0	576	230	88.92	51,218
FNS	Finished 90% Story	1,953	2,170	1,953	200.42	434,910
FOP	Open Porch	0	184	28	33.89	6,235
PTO	Patio	0	448	22	10.94	4,899
Ttl Gross Liv / Lease Area		3,739	6,950	4,376		974,483

