

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
GALVIN JUSTIN			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
GALVIN CAITLIN S			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	666,500	666,500
47 COVE ST		<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	1,151,100	1,151,100
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2771 Total Acres .51 Chapter Lan GIS ID F_881202_2844392				RESIDNTL	1010	24,600	24,600
				Cyclical Exemption W District Res Exem	8				
				Assoc Pid#					
							Total	1,842,200	1,842,200

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GALVIN JUSTIN		46372 0316	12-11-2015	Q	I	800,000	00	Year	Code	Assessed	Year	Code	Assessed
BALSBAUGH HELEN A TT		28295 0083	05-26-2004	U	I	100	1F	2023	1010	658,300	2022	1010	592,900
BALSBAUGH HELEN A		20601 0283	09-27-2001	U	I	1	1F		1010	1,003,100	2021	1010	404,800
									1010	17,800		1010	565,200
									1010	17,800		1010	15,600
								Total	1,679,200	Total	1,303,000	Total	985,600

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0090			Batch

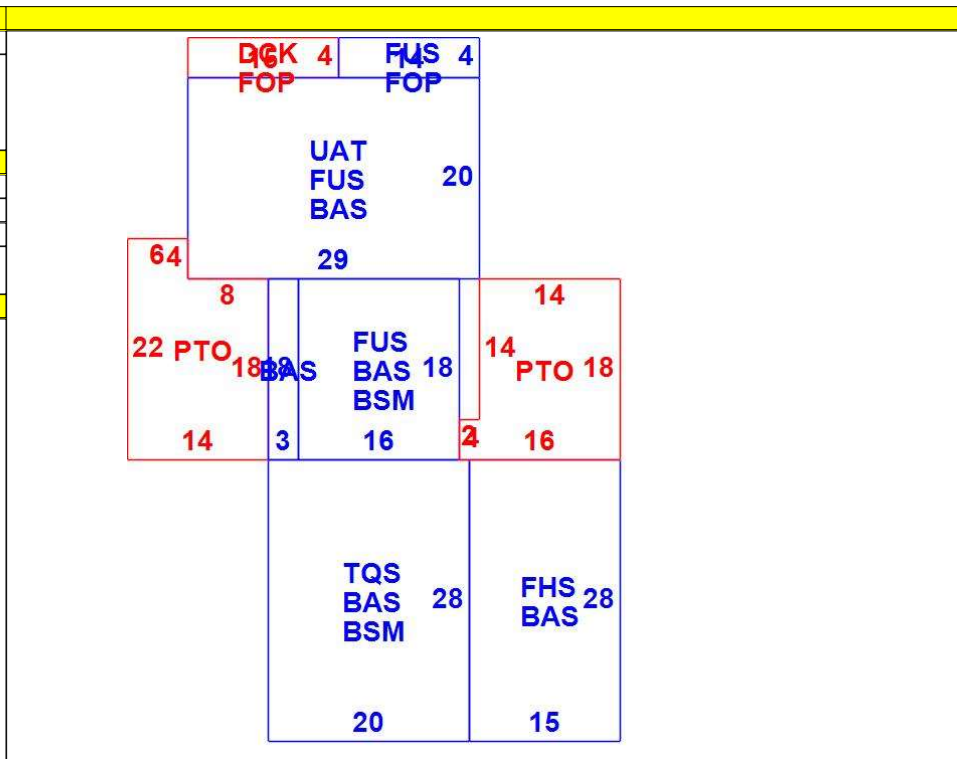
  

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	666,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	24,600
Appraised Land Value (Bldg)	1,151,100
Special Land Value	0
Total Appraised Parcel Value	1,842,200
Valuation Method	C
Total Appraised Parcel Value	1,842,200

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
BP-20-78	04-14-2020	RM	Remodel	345,000	08-17-2020	100	10-26-2020	Reno 1000sf 1st flr, Guest Bed/L	05-10-2023	SJT	10		01	Measure - No Entry
2017-77	03-22-2017	RM	Remodel	15,000		100	03-29-2017	REMODEL OF 1ST FLR BATH	02-11-2021	SJT	5		01	Measure - No Entry
									08-17-2020	SJT	5		05	Measure - Under Construct
									06-24-2020	SJT	5		20	Field Review
									11-07-2016	JLF	10	1	00	Measure & Listed
									05-17-2016	SJD	9		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review

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	22,216 SF	14.15	1.00000	5	1.00	0090	3.661		1.0000	51.81	1,151,100	
Total Card Land Units					0.51	AC	Parcel Total Land Area					0.51	Total Land Value			1,151,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	848	
Model	01	Residential	Bsmt Type	03	
Grade	07	Very Good	Unfin Area	0.00	Partial
Stories	1.75				
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	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	09	Pine/Soft Wood			728,336
Interior Floor 2			Net Other Adj		37,760
Heat Fuel	03	Gas	Replace Cost		766,096
Heat Type	05	Hot Water	Year Built		1800
AC Type	01	None	Effective Year Built		2008
Bedrooms	5		Depreciation Code		R
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	3		Depreciation %		13
Total Rooms	12		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	3		Percent Good		87
Gas Fireplaces	0		Cns Sect Rcnd		666,500
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	04	Brick	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	848		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
FGR2	Garage - 1 St	L	500	63.00	1980	A	70	C	1.00	22,100
SHD1	Shed	L	169	21.00	1980	A	70	C	1.00	2,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,902	1,902	1,902	193.55	368,136
BSM	Basement	0	848	170	38.80	32,904
DCK	Deck	0	60	6	19.36	1,161
FHS	Finished Half Story	210	420	210	96.78	40,646
FOP	Open Porch	0	116	17	28.37	3,290
FUS	Finished Upper Story	924	924	924	193.55	178,842
PTO	Patio	0	536	27	9.75	5,226
TQS	Three Quarter Story	420	560	420	145.16	81,292
UAT	Unfinished Attic	0	580	87	29.03	16,839
Ttl Gross Liv / Lease Area		3,456	5,946	3,763		728,336

