

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
KOHLER ULRIKE B			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
DIVIRGILIO MICHAEL C			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	709,000	709,000
270 NORTH ST		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	351,100	351,100	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3227 Total Acres .948 Chapter Lan GIS ID F_859460_2857248			Cyclical 1 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	3,400	3,400
						Total		1,063,500	1,063,500

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
KOHLER ULRIKE B		17285 0189	03-26-1999	Q	I	345,000	00	Year	Code	Assessed	Year	Code	Assessed
DOLAN PATRICK J		12156 0155	08-27-1993	Q	I	241,500	00	2023	1010	529,400	2022	1010	446,800
									1010	365,200		1010	300,900
									1010	2,200		1010	2,200
						Total		896,800	Total	749,900	Total	676,600	

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)	709,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	3,400
Appraised Land Value (Bldg)	351,100
Special Land Value	0
Total Appraised Parcel Value	1,063,500
Valuation Method	C
Total Appraised Parcel Value	1,063,500

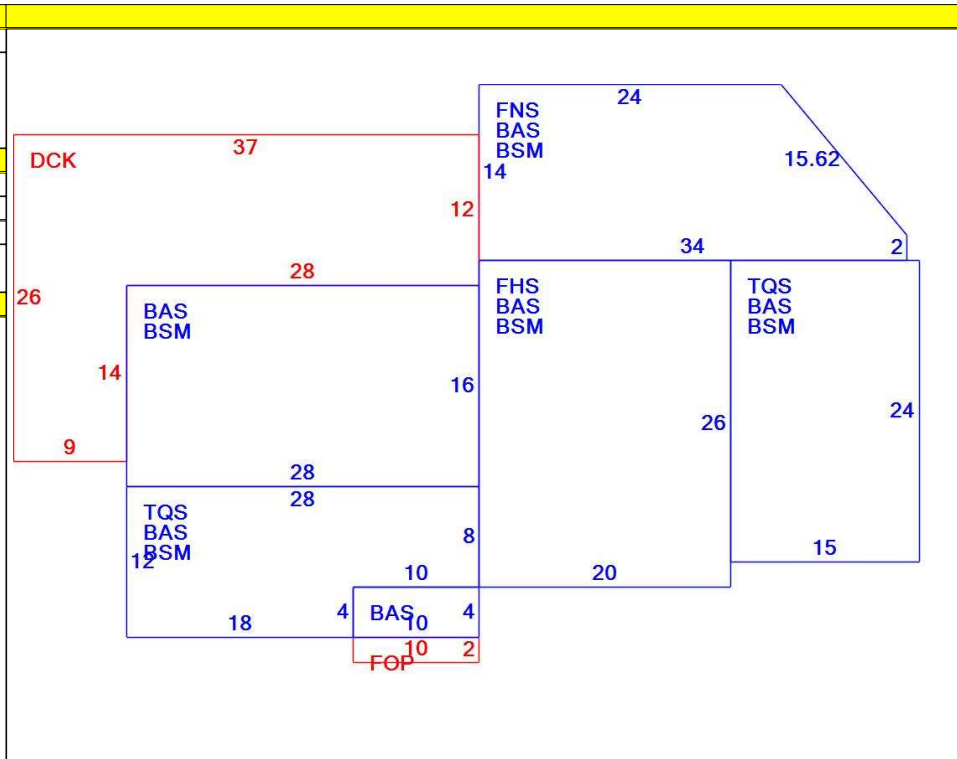
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

NOTES									
1 ROOM LOWER LEVEL									

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
QP-19-259	10-18-2019	MN		6,990		100	12-10-2019	ROOF		09-18-2018	SJD			20	Field Review
2016-222	10-28-2016	MN	Maintenance	5,300		100		STRIP & REROOF		04-12-2013	VGS			20	Field Review
221	10-19-2010	AD	Addition	94,000	09-19-2011	100		470' 2 STY ADDITION		09-19-2011	KP		1	00	Measure & Listed
413	09-02-2005	MS	Miscellaneous	4,800		100		10X16 UTILITY BLDG							

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	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.032 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.79	1,100
Total Card Land Units					0.95 AC	Parcel Total Land Area					0.95	Total Land Value			351,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	2040	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.95				
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	12	Hardwood			780,769
Interior Floor 2			Net Other Adj		34,220
Heat Fuel	02	Oil	Replace Cost		814,989
Heat Type	05	Hot Water	Year Built		1983
AC Type	03	Central	Effective Year Built		2008
Bedrooms	3		Depreciation Code		E
Full Baths	5		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %		13
Total Rooms	9		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		87
Gas Fireplaces	0		Cns Sect Rcnld		709,000
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	2040		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
WDK	Deck	L	30	21.00	2011	G	85	C	1.00	500
SHD1	Shed	L	160	21.00	2005	G	85	C	1.00	2,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,080	2,080	2,080	212.51	442,025
BSM	Basement	0	2,040	408	42.50	86,705
DCK	Deck	0	570	57	21.25	12,113
FHS	Finished Half Story	260	520	260	106.26	55,253
FNS	Finished 90% Story	374	416	374	191.06	79,479
FOP	Open Porch	0	20	3	31.88	638
TQS	Three Quarter Story	492	656	492	159.38	104,556
Ttl Gross Liv / Lease Area		3,206	6,302	3,674		780,769



270 NORTH ST

