

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
COUGHLAN CHRISTOPHER & NANC 517 WASHINGTON ST DUXBURY MA 02332				0	Water	0	Two-Way	0	Good	Description	Code	Appraised	Assessed	
				0	Septic	0	Paved	0	Average	RESIDNTL	1090	418,900	418,900	
				SUPPLEMENTAL DATA			0	Medium		RES LAND	1090	1,272,400	1,272,400	
				Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2176 Total Acres .29 Chapter Lan GIS ID F_881245_2840984			Cyclical Exemption W District Res Exem Assoc Pid#		8		RESIDNTL	1090	500	500
										Total	1,691,800	1,691,800		

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
COUGHLAN CHRISTOPHER & NANCY S			9454 0058	11-10-1989	Q	I	282,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
									2023	1090	322,600	2022	1090	266,300	2021	1090	271,700
										1090	1,106,100		1090	754,500		1090	660,800
										1090	300		1090	300		1090	300
										Total	1,429,000	Total	1,021,100	Total	932,800		

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
			Total	0.00														

ASSESSING NEIGHBORHOOD						APPRaised VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch							
0090											
NOTES											
						Appraised Bldg. Value (Card) 418,900					
						Appraised Xf (B) Value (Bldg) 0					
						Appraised Ob (B) Value (Bldg) 500					
						Appraised Land Value (Bldg) 1,272,400					
						Special Land Value 0					
						Total Appraised Parcel Value 1,691,800					
						Valuation Method C					
						Total Appraised Parcel Value 1,691,800					

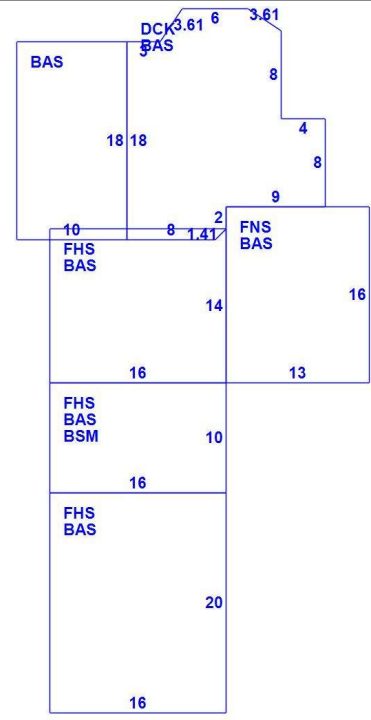
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
123	09-28-2009	MN	Maintenance	6,000		100		STRIP & REROOF	04-12-2013	VGS			20	Field Review	
13112	03-08-1994	AD	Addition	9,000	10-04-1995	100		13X14 SECOND STORY	04-12-2001	KP		1	00	Measure & Listed	
13061	12-23-1993	NC	New Construct	50,000	10-04-1995	100		ONE ST ADD							
12145	12-06-1991	MN	Maintenance	1,100	10-04-1995	100		STRIP & RSHINGLE							

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	1090	Multi Houses	RC	Primary	12,632 SF	22.01	1.00000	5	1.00	0090	3.661		V125	1.2500	100.73	1,272,400	
Total Card Land Units					0.29 AC	Parcel Total Land Area					0.29	Total Land Value					1,272,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	160	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.85				
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	01	None			
Bedrooms	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	03	Stone			
Bsmt Garage	0				
Bsmt Area	160				

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

COST / MARKET VALUATION	
Net Other Adj	422,554
Replace Cost	16,900
Year Built	439,455
Effective Year Built	1776
Depreciation Code	2008
Remodel Rating	R
Year Remodeled	
Depreciation %	13
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	87
Cns Sect Rcnld	382,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

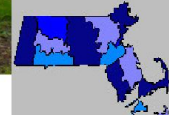


OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
PTO	Patio	L	48	15.00	1980	A	70	C	1.00	500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,388	1,388	1,388	212.45	294,875
BSM	Basement	0	160	32	42.49	6,798
DCK	Deck	0	296	30	21.53	6,373
FHS	Finished Half Story	352	704	352	106.22	74,781
FNS	Finished 90% Story	187	208	187	191.00	39,727
Ttl Gross Liv / Lease Area		1,927	2,756	1,989		422,554



517 WASHINGTON ST



CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
COUGHLAN CHRISTOPHER & NANC 517 WASHINGTON ST DUXBURY MA 02332			0	Water	0	Two-Way	0	Good	Description	Code		Appraised	Assessed
			0	Septic	0	Paved	0	Average	RESIDNTL	1090		418,900	418,900
			SUPPLEMENTAL DATA			0	Medium	0		RES LAND		1090	1,272,400
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2176 Total Acres .29 Chapter Lan GIS ID F_881245_2840984			Cyclical Exemption W District Res Exem Assoc Pid#			8		RESIDNTL	1090	500	500		
									Total		1,691,800	1,691,800	

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
COUGHLAN CHRISTOPHER & NANCY S			9454 0058	11-10-1989	Q	I	282,000	00	Year	Code	Assessed	Year	Code	Assessed
									2023	1090	322,600	2022	1090	266,300
										1090	1,106,100		1090	754,500
										1090	300		1090	300
									Total		1,429,000	Total		1,021,100
									Total			Total		932,800

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor				
			Total				0.00						
ASSESSING NEIGHBORHOOD													
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)			418,900
0090										Appraised Xf (B) Value (Bldg)			0
										Appraised Ob (B) Value (Bldg)			500
										Appraised Land Value (Bldg)			1,272,400
										Special Land Value			0
										Total Appraised Parcel Value			1,691,800
										Valuation Method			C
										Total Appraised Parcel Value			1,691,800

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

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	
2	1090	Multi Houses			0.000 AC	0.00	1.00000	0	1.00	0090	3.661		0.0000	0.00	0	
Total Card Land Units					0.00 AC	Parcel Total Land Area					0.29	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	0	
Model	01	Residential	Bsmt Type	01	
Grade	03	Average	Unfin Area	0.00	Slab
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	05	Average	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			65,476
Interior Floor 2			Net Other Adj		5,000
Heat Fuel	00	None	Replace Cost		70,476
Heat Type	01	None	Year Built		1776
AC Type	01	None	Effective Year Built		1973
Bedrooms	0		Depreciation Code		F
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		48
Total Rooms	1		Functional Obsol		
Bath Style	01	Old Style	External Obsol		
Kitchen Style	01	Old Style	Trend Factor		1,000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		52
Gas Fireplaces	0		Cns Sect Rcnld		36,600
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	02	Slab	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	0		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

FOP	8
15	
BAS	12
15	
FGR	20
15	

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	180	180	180	205.90	37,062
FGR	Garage	0	300	120	82.36	24,708
FOP	Open Porch	0	120	18	30.89	3,706
Ttl Gross Liv / Lease Area		180	600	318		65,476



517 WASHINGTON ST

