

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
COTE BONNIE F TT		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
BONNIE F COTE TRUST OF 2001		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	563,300	563,300
54 HARRISON ST		SUPPLEMENTAL DATA				RES LAND	1010	1,282,700	1,282,700		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2515 Total Acres .928 Chapter Lan		Cyclical Exemption W District Res Exem		RESIDNTL	1010	96,700	96,700		
GIS ID F_880447_2840848		Assoc Pid#		8		Total		1,942,700	1,942,700		

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
COTE BONNIE F TT		55467 283	08-12-2021	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
COTE CARL M		20671 0003	10-05-2001	U	I	750,000	1	2023	1010	421,000	2022	1010	351,600
									1010	1,118,900		1010	761,300
									1010	62,400		1010	62,400
								Total		1,602,300	Total		1,175,300
								Total			Total		1,055,200

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)	563,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	96,700
Appraised Land Value (Bldg)	1,282,700
Special Land Value	0
Total Appraised Parcel Value	1,942,700
Valuation Method	C
Total Appraised Parcel Value	1,942,700

NOTES							

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
92	06-03-2011	NC	New Construct	25,000		100		16X18 POOL HOUSE & P	04-12-2013	VGS			20	Field Review
277	06-21-2005	RM	Remodel	8,000		100		2ND FL BATHROOM	03-04-2013	AO	6	6	30	Quality Control
249	06-10-2005	MS	Miscellaneous	40,000		100		20X40POOL/8'SPA	03-20-2012	KP		1	09	Total Refusal
410	08-06-2003	AD	Addition	60,000	05-14-2004	100		ENTRY & DORMERS						

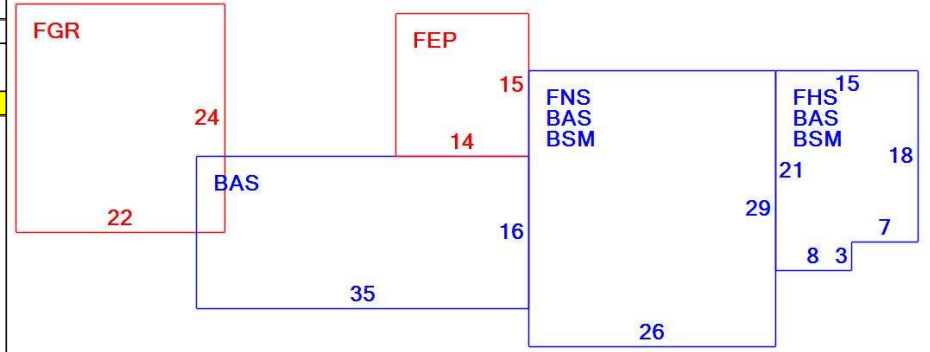
LAND LINE VALUATION SECTION

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	0090	3.661		1.0000	32.04	1,281,400
1	1010	Single Family	RC	Residual	0.010 AC	35,000.00	1.00000	5	1.00	0090	3.661		1.0000	2.98	1,300
Total Card Land Units					0.93 AC	Parcel Total Land Area					0.93	Total Land Value			1,282,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1048	
Model	01	Residential	Bsmt Type	03	
Grade	07	Very Good	Unfin Area	0.00	Partial
Stories	1.95				
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	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	4				
Full Baths	3				
Half Baths	0				
Extra Fixtures	2				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1048				

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

COST / MARKET VALUATION	
Net Other Adj	726,792
Replace Cost	34,400
Year Built	761,192
Effective Year Built	1955
Depreciation Code	1995
Remodel Rating	G
Year Remodeled	
Depreciation %	26
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	74
Cns Sect Rcnd	563,300
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
SPL2	Ing Pool-Good	L	800	89.00	2005	G	85	C	1.00	60,500
HTB	Hot Tub	L	1	10500.00	2005	A	70	C	1.00	7,400
PHS	Pool House	L	288	143.00	2011	A	70	C	1.00	28,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,608	1,608	1,608	243.81	392,043
BSM	Basement	0	1,048	210	48.85	51,200
FEP	Finished Enclosed Porch	0	210	126	146.28	30,720
FGR	Garage	0	528	211	97.43	51,443
FHS	Finished Half Story	147	294	147	121.90	35,840
FNS	Finished 90% Story	679	754	679	219.56	165,546
Ttl Gross Liv / Lease Area		2,434	4,442	2,981		726,792



54 HARRISON ST

