

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
COWEN ROBERT B			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
COWEN ADRIENNE L			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	799,700	799,700
265 SURPLUS ST				0 Medium		RES LAND	1010	473,800	473,800
<b>SUPPLEMENTAL DATA</b>									
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2596 Total Acres .516 Chapter Lan			Cyclical 5 Exemption W District Res Exem				
GIS ID F_877104_2838083		Assoc Pid#							
Total							1,273,500		1,273,500

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
COWEN ROBERT B		52296 41	01-31-2020	Q	I	970,000	00	Year	Code	Assessed	Year	Code	Assessed		
GRADY, JOANNE		51826 94	10-22-2019	U	I	1	1A	2023	1010	595,700	2022	1010	496,200		
GRADY JOANNE		44181 0180	03-28-2014	Q	I	580,000	00		1010	563,000		1010	439,800		
HARSTEDT ALISON & DEBORAH TT		27915 0124	04-08-2004	U	I	100	1F								
HARSTEDT ALISON L		27915 0117	04-08-2004	U	I	100	1F								
Total							1,158,700		Total		936,000		Total		670,300

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
0080				

NOTES			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	799,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	473,800
Special Land Value	0
Total Appraised Parcel Value	1,273,500
Valuation Method	C
Total Appraised Parcel Value	1,273,500

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
2014-126	05-21-2014	RM	Remodel	65,000	08-05-2015	100		REMODEL INTERIOR AND EXT	05-26-2021	SJD	9		01	Measure - No Entry
190	10-03-2011	MN	Maintenance	3,900		100		INSULATE ENTIRE DWEL	05-11-2020	SJD	9		20	Field Review
13802	08-24-1995	NC	New Construct	9,000	05-16-1996	100		12X18 SCREENED PCH	08-05-2015	JLF	5	1	01	Measure - No Entry
13309	07-12-1994	DM	Demolish	2,000	05-16-1996	100		20X27 GARAGE	04-12-2013	VGS			20	Field Review
13308	07-12-1994	MN	Maintenance	2,000	05-16-1996	100		STRIP & REROOF F/S	05-14-2008	BSB		1	00	Measure & Listed

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	22,500 SF	14.01	1.00000	5	1.00	0080	1.503		1.0000	21.06	473,800	
Total Card Land Units					0.52	AC	Parcel Total Land Area					0.52	Total Land Value			473,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1104	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	1.75				
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	4				
Full Baths	3				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	9				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	2				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1104				

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

COST / MARKET VALUATION	
	847,666
Net Other Adj	31,150
Replace Cost	878,817
Year Built	1968
Effective Year Built	2012
Depreciation Code	R
Remodel Rating	
Year Remodeled	
Depreciation %	9
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	91
Cns Sect Rcnld	799,700
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,416	1,416	1,416	261.22	369,891
BSM	Basement	0	1,104	221	52.29	57,730
FGR	Garage	0	416	166	104.24	43,363
FNS	Finished 90% Story	490	544	490	235.29	127,999
FOP	Open Porch	0	96	14	38.09	3,657
FSP	Screened Porch	0	192	38	51.70	9,926
FUS	Finished Upper Story	288	288	288	261.22	75,232
TQS	Three Quarter Story	612	816	612	195.92	159,868
Ttl Gross Liv / Lease Area		2,806	4,872	3,245		847,666

