

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
KOSAK NEIL			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
BLOOM SUSANNE R			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	277,000	277,000
679 TREMONT ST		SUPPLEMENTAL DATA			RES LAND	1010	476,000	476,000	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1474 Total Acres 1.058 Chapter Lan GIS ID F_874975_2836471			Cyclical Exemption W District Res Exem Assoc Pid#				
						Total	753,000	753,000	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
KOSAK NEIL		51265 230	06-21-2019	U	I	400,000	1A	Year	Code	Assessed	Year	Code	Assessed
KOSAK JANET B		10640 0340	10-04-1978	U	I	44,000	1	2023	1010	298,900	2022	1010	260,900
									1010	510,900	2021	1010	324,600
								Total		809,800	Total		585,500
								Total			Total		571,300

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	277,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	476,000
Special Land Value	0
Total Appraised Parcel Value	753,000
Valuation Method	C
Total Appraised Parcel Value	753,000

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			

NOTES											

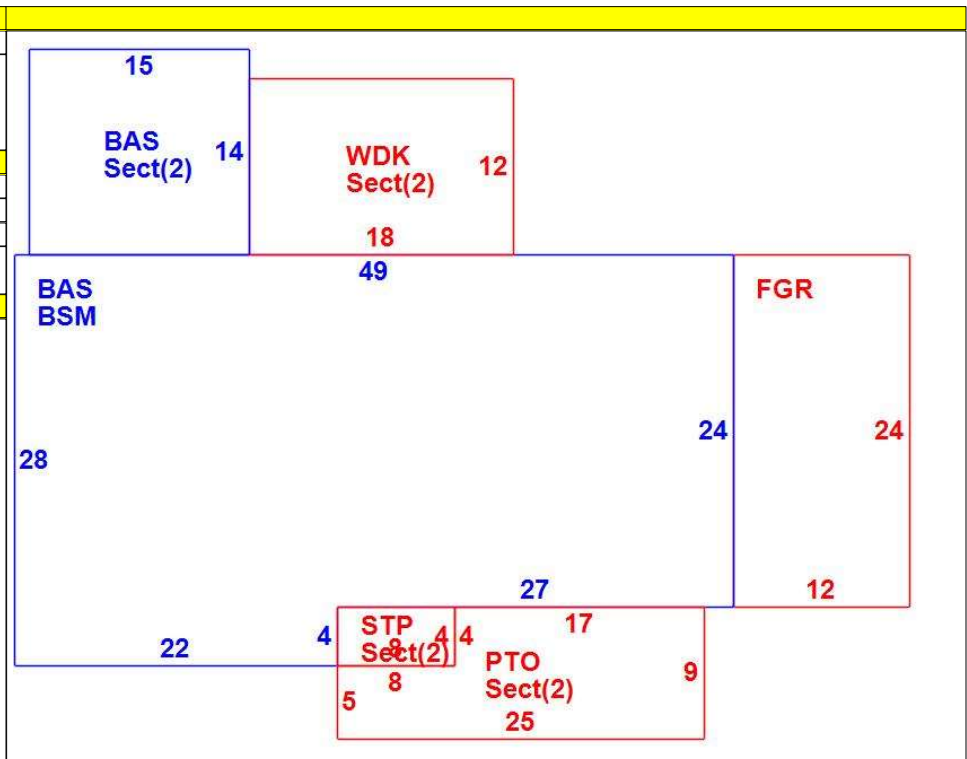
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments			Date	Id	Type	Is	Cd	Purpose/Result
BP-19-249 67	08-20-2019 06-15-2009	AD MN	Maintenance	141,500 6,100	02-28-2020	100 100		Construct 14'x15' 1 story addition ROOF			02-28-2020 04-12-2013 05-14-2008	SJT VGS BSB	5	1	00 20 00	Measure & Listed Field Review 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	40,000 SF	8.75	1.00000	5	1.00	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.140 AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.08	6,600
Total Card Land Units					1.06 AC	Parcel Total Land Area					1.06	Total Land Value			476,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1264	
Model	01	Residential	Bsmt Type	06	
Grade	05	Ave/Good	Unfin Area	0.00	None
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			298,828
Interior Floor 2			Net Other Adj		16,900
Heat Fuel	02	Oil	Replace Cost		360,038
Heat Type	05	Hot Water	Year Built		1959
AC Type	03	Central	Effective Year Built		1995
Bedrooms	2		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		26
Total Rooms	6		Functional Obsol		
Bath Style			External Obsol		
Kitchen Style			Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		74
Gas Fireplaces	0		Cns Sect Rcnld		233,600
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1264		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	1,264	1,264	1,264	183.11	231,445	
BSM	Basement	0	1,264	253	36.65	46,326	
FGR	Garage	0	288	115	73.11	21,057	
Ttl Gross Liv / Lease Area		1,264	2,816	1,632		298,828	



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KOSAK NEIL BLOOM SUSANNE R 679 TREMONT ST DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	277,000	277,000
				0	Heavy			RES LAND	1010	476,000	476,000
SUPPLEMENTAL DATA											
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1474 Total Acres 1.058 Chapter Lan				Cyclical 6 Exemption W District Res Exem							
GIS ID F_874975_2836471				Assoc Pid#				Total		753,000	753,000

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									1010	510,900		1010	324,600		1010	313,100
								Total		809,800	Total		585,500	Total		571,300

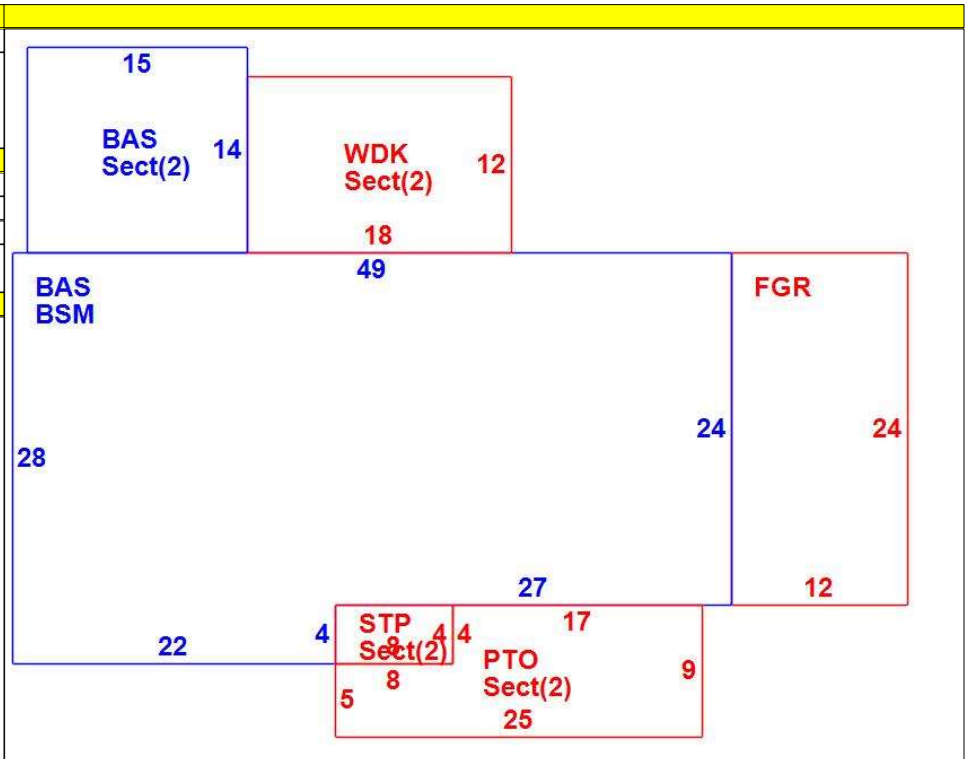
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
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			Total	0.00															
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY									
Nbhd		Nbhd Name		B		Tracing		Batch			Appraised Bldg. Value (Card)					277,000			
0060											Appraised Xf (B) Value (Bldg)					0			
										Appraised Ob (B) Value (Bldg)					0				
										Appraised Land Value (Bldg)					476,000				
										Special Land Value					0				
										Total Appraised Parcel Value					753,000				
										Valuation Method					C				
										Total Appraised Parcel Value					753,000				

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
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Total Card Land Units					1.06	AC	Parcel Total Land Area					1.06	Total Land Value			476,000

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
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Model	01	Residential	Bsmt Type	06	
Grade	05	Ave/Good	Unfin Area	0.00	None
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Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			B
Exterior Wall 2					S
Roof Structure	04	Hip	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			44,311
Interior Floor 2			Net Other Adj		0
Heat Fuel	02	Oil	Replace Cost		360,038
Heat Type	05	Hot Water	Year Built		2019
AC Type	03	Central	Effective Year Built		2019
Bedrooms	1		Depreciation Code		G
Full Baths	0		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		2
Total Rooms	1		Functional Obsol		
Bath Style			External Obsol		
Kitchen Style			Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		98
Gas Fireplaces	0		Cns Sect Rcnd		43,400
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	0		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	210	210	210	183.11	38,452
PTO	Patio	0	193	10	9.49	1,831
STP	Stoop	0	32	0	0.00	0
WDK	Deck	0	216	22	18.65	4,028
Ttl Gross Liv / Lease Area		210	651	242		44,311

