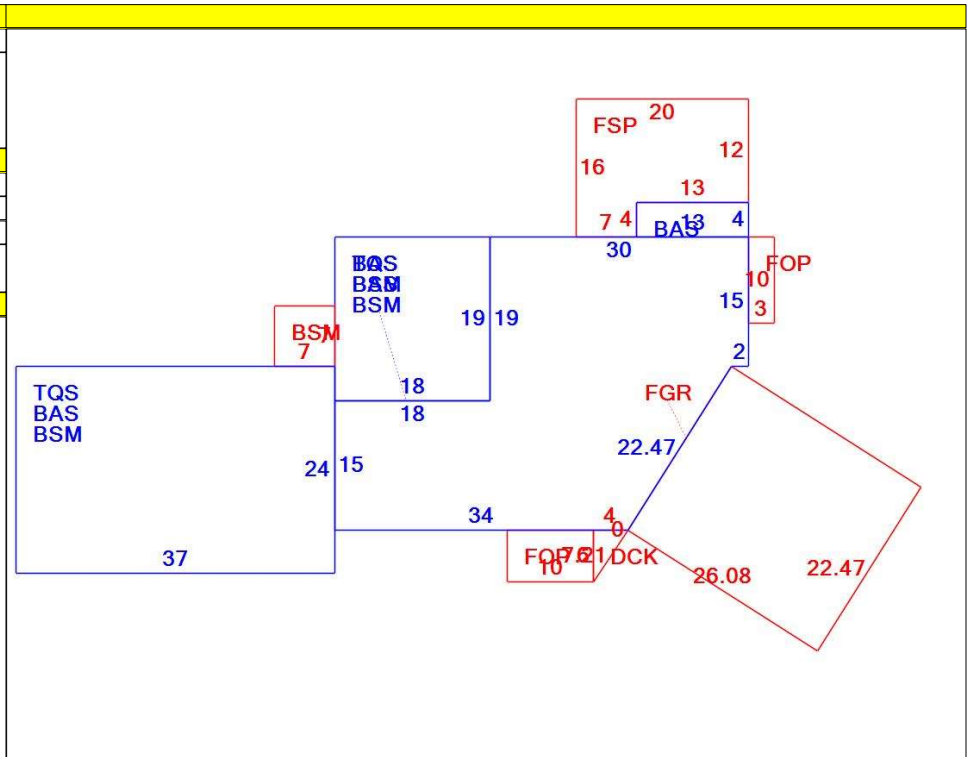


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA								
COWEN RICHARD W & ALLISON MA RICHARD WARREN COWEN REVOC PO BOX 2218			0 Water 0 No Sewer	0 Two-Way 0 Paved 0 Medium	0 Average 0 Average	Description	Code	Appraised	Assessed									
DUXBURY MA 02331		SUPPLEMENTAL DATA				RESIDNTL	1010	648,700	648,700	VISION								
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3939 Total Acres 1.228 Chapter Lan GIS ID F_875850_2837379	Cyclical Exemption W District Res Exem Assoc Pid#	9		RES LAND	1010	542,400	542,400									
						Total		1,191,100	1,191,100									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
COWEN RICHARD W & ALLISON MACLU COWEN RICHARD W		LCC 124460 LCC 74526	12-01-2016 12-29-1986	U Q	I I	1 270,000	1A 00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
								2023	1010 1010	483,600 645,100	2022	1010 1010	403,100 497,400	2021	1010 1010	369,300 414,500		
								Total		1,128,700	Total		900,500	Total		783,800		
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			Appraised Bldg. Value (Card)				648,700			
0080											Appraised Xf (B) Value (Bldg)				0			
													Appraised Ob (B) Value (Bldg)				0	
													Appraised Land Value (Bldg)				542,400	
													Special Land Value				0	
													Total Appraised Parcel Value				1,191,100	
													Valuation Method				C	
													Total Appraised Parcel Value				1,191,100	
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			
2015-271 153	09-10-2015 05-23-2007	RM AD	Remodel Addition	24,200 152,000	07-31-2018 05-27-2009	100 100		RENOVATE TO CREATE AN AC 1734' AD, 264' REMOD		07-31-2018 04-12-2013 05-26-2009	JLF VGS KP	5		01 20 00	Measure - No Entry 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	0080	1.503					1.0002	13.15	526,100
1	1010	Single Family	RC	Residual	0.310 AC	35,000.00	1.00000	5	1.00	0080	1.503					1.0000	1.21	16,300
Total Card Land Units					1.23 AC	Parcel Total Land Area					1.23	Total Land Value					542,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	2417	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	11	Clapboard			B S
Roof Structure	03	Gable	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			843,174
Interior Floor 2			Net Other Adj		33,410
Heat Fuel	02	Oil	Replace Cost		876,585
Heat Type	05	Hot Water	Year Built		1960
AC Type	03	Central	Effective Year Built		1995
Bedrooms	4		Depreciation Code		G
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		26
Total Rooms	8		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		74
Gas Fireplaces	0		Cns Sect Rcnd		648,700
Sq Ft Fin Bsmt	288		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	2417		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	2,420	2,420	2,420	178.41	431,757
BSM	Basement	0	2,417	483	35.65	86,173
DCK	Deck	0	12	1	14.87	178
FGR	Garage	0	586	234	71.24	41,748
FOP	Open Porch	0	90	14	27.75	2,498
FSP	Screened Porch	0	268	54	35.95	9,634
TQS	Three Quarter Story	1,520	2,026	1,520	133.85	271,186
Ttl Gross Liv / Lease Area		3,940	7,819	4,726		843,174

