

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
COUGHLIN SHEILA A			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA	
COUGHLIN THOMAS J			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	696,200	696,200		
PO BOX 1459				0 Medium		RES LAND	1010	536,600	536,600		
SUPPLEMENTAL DATA											
DUXBURY MA 02331		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3116 Total Acres 1.118 Chapter Lan			Cyclical 9 Exemption W District Res Exem			RESIDNTL	1010	96,100	96,100
GIS ID F_876255_2837023		Assoc Pid#			Total			1,328,900	1,328,900		

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
COUGHLIN SHEILA A		LCC	129369	10-29-2019	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
COUGHLIN SHEILA		LCC84	0	04-20-1993	U	I	1	1F	2023	1010	538,000	2022	1010	495,300	2021	1010	428,700
										1010	638,200		1010	492,000		1010	410,000
										1010	55,000		1010	55,000		1010	55,000
									Total		1,231,200	Total		1,042,300	Total		893,700

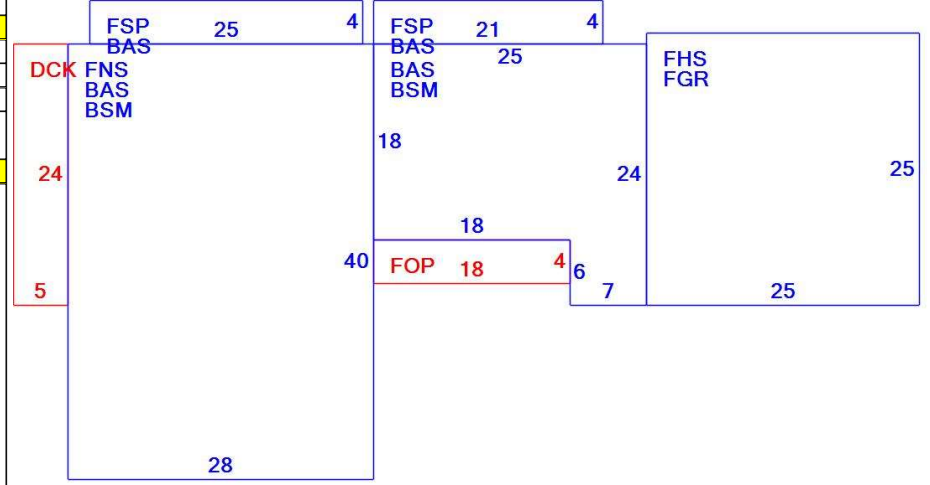
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
			Total				0.00											

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch							
0080											
NOTES											
Total Appraised Parcel Value						1,328,900					

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	
22	04-22-2008	MN	Maintenance	12,000		100		REROOF	04-12-2013	VGS			20	Field Review	
17	07-05-2007	MS	Miscellaneous	3,300		100		8X10 SHED	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	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	0.200	AC	35,000.00	1.00000	5	1.00	0080	1.503		1.0000	1.21	10,500
Total Card Land Units					1.12	AC	Parcel Total Land Area					1.12	Total Land Value			536,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1612	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	1.9				
Occupancy	1		CONDO DATA		
Exterior Wall 1	25	Vinyl Siding	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	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	Net Other Adj		730,824
Interior Floor 2			Replace Cost		78,735
Heat Fuel	04	Electric	Year Built		1969
Heat Type	07	Radiant-Elec.	Effective Year Built		2007
AC Type	01	None	Depreciation Code		E
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		14
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		86
Extra Openings	1		Cns Sect Rcnd		696,200
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	1396		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	05	Conc Block	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1612		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
SPL1	Ing Pool - Ave	L	800	64.00	1980	A	70	C	1.00	35,800
PTO	Patio	L	1,690	15.00	1980	A	70	C	1.00	17,700
TEN	Tennis Court	L	1	48500.00	1980	A	70	C	1.00	34,000
FN2	Fence - Wood	L	350	35.00	1980	A	70	C	1.00	8,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,796	1,796	1,796	194.94	350,109
BSM	Basement	0	1,612	322	38.94	62,770
DCK	Deck	0	120	12	19.49	2,339
FGR	Garage	0	625	250	77.98	48,735
FHS	Finished Half Story	313	625	313	97.62	61,016
FNS	Finished 90% Story	1,008	1,120	1,008	175.44	196,498
FOP	Open Porch	0	72	11	29.78	2,144
FSP	Screened Porch	0	184	37	39.20	7,213
Ttl Gross Liv / Lease Area		3,117	6,154	3,749		730,824



18 JAMES RD

