

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
COOK PATRICIA SPENCER TT		0	Water	0	Private	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
COOK FAMILY TRUST		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	414,600	414,600	
252 WASHINGTON ST				0	Light			RES LAND	1010	937,000	937,000	
DUXBURY MA 02332		<b>SUPPLEMENTAL DATA</b>				RESIDNTL	1010			8,700	8,700	
Alt Prcl ID 082/192.0-0200-0003.		Cyclical Exemption W		9								
Scnd Home Tax Class T		Tot Fin Area 2008		Total Acres .247								
Chapter Lan		GIS ID F_880439_2837214		Assoc Pid#								
						Total				1,360,300	1,360,300	<b>VISION</b>

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
COOK PATRICIA SPENCER TT	56054	195	11-22-2021	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
COOK PATRICIA SPENCER	55570	82	08-31-2021	U	I	1	1A	2023	1010	313,500	2022	1010	286,100
COOK PATRICIA SPENCER TT	47454	0085	09-13-2016	U	I	1	1A		1010	813,200		1010	550,700
COOK PATRICIA SPENCER	45904	0226	08-10-2015	Q	I	730,000	00		1010	6,700		1010	6,700
ANDERSON RICHARD E & ARLENE M	12449	0041	12-01-1993	Q	I	242,000	00	Total		1,133,400	Total		843,500
								Total		756,900	Total		756,900

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0090				

NOTES			
CONVERTED FROM CONDO TO 101 FY 95			

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
12614	11-17-1992	RM	Remodel	4,500		100		REMOVE SEC GAR/12X20	05-26-2016	SJD	9	1	01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									01-13-2004	KP		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	PD	Primary	10,746	SF	25.07	1.00000	5	1.00	0090	3.661		ES95	0.9500	87.20	937,000
Total Card Land Units					0.25	AC	Parcel Total Land Area					0.25	Total Land Value			937,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	728	
Model	01	Residential	Bsmt Type	03	
Grade	07	Very Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	03	Plaster	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	09	Pine/Soft Wood			565,827
Interior Floor 2			Net Other Adj		18,080
Heat Fuel	02	Oil	Replace Cost		583,906
Heat Type	05	Hot Water	Year Built		1915
AC Type	01	None	Effective Year Built		1992
Bedrooms	3		Depreciation Code		G
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		29
Total Rooms	7		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		71
Gas Fireplaces	0		Cns Sect Rcnd		414,600
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	04	Brick	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	728		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
FGR1	Garage - 1 Sto	L	240	52.00	1992	A	70	C	1.00	8,700

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,004	1,004	1,004	247.95	248,944
BSM	Basement	0	728	146	49.73	36,201
FEP	Finished Enclosed Porch	0	165	99	148.77	24,547
FUS	Finished Upper Story	1,004	1,004	1,004	247.95	248,944
PTO	Patio	0	582	29	12.35	7,191
Ttl Gross Liv / Lease Area		2,008	3,483	2,282		565,827

