

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
COLEMAN CHRISTOPHER M			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
COLEMAN WENDY R			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,185,900	1,185,900
77 WESTERN WAY		SUPPLEMENTAL DATA				RES LAND	1010	1,642,900	1,642,900
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 6228 Total Acres 10.198 Chapter Lan GIS ID F_879686_2838826				RESIDNTL	1010	39,800	39,800
				Cyclical Exemption W District Res Exem	8				
				Assoc Pid#					
							Total	2,868,600	2,868,600

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
COLEMAN CHRISTOPHER M		51852 145	10-28-2019	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
COLEMAN CHRISTOPHER M & WENDY		49914 0052	06-13-2018	U	I	1	1A	2023	1010	924,100	2022	1010	772,700	2021	1010	694,000
COLEMAN CHRISTOPHER M		43506 0198	08-19-2013	Q	I	1,445,000	00		1010	1,503,500		1010	1,037,200		1010	880,200
BARRINGTON MARK E & JOAN E		19931 0168	05-31-2001	U	I	1,100,000	1		1010	27,600		1010	27,600		1010	27,600
MULVEY THOMAS P		14394 0086	05-29-1996	Q	I	875,000	00									
							Total	2,455,200	Total	1,837,500	Total	1,601,800				

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)	1,185,900		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	39,800		
Appraised Land Value (Bldg)	1,642,900		
Special Land Value	0		
Total Appraised Parcel Value	2,868,600		
Valuation Method	C		
Total Appraised Parcel Value	2,868,600		

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0090				

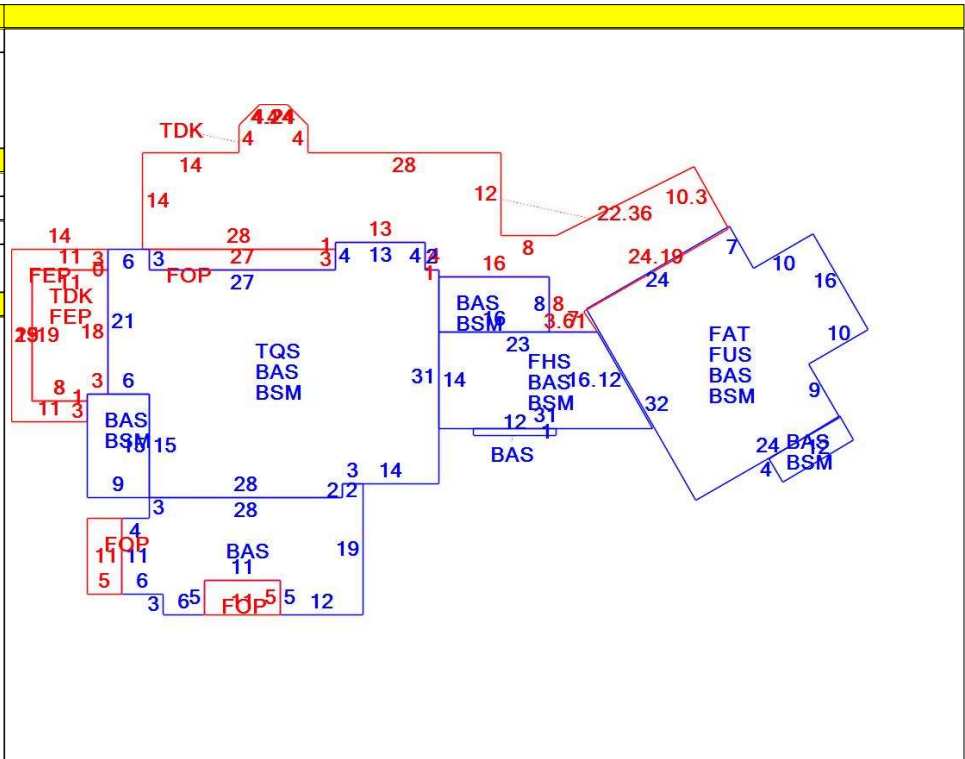
NOTES									

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
BPO-22-359	09-22-2022	MN	Maintenance	72,215		100	03-24-2023	Remodel existing kitchen		05-02-2014	SJD	9	1	06	Inspection Only
476	10-01-2004	AD	Addition	116,000	05-22-2006	100		CONST 1 STORY ADD		04-30-2014	SJD	9		01	Measure - No Entry
2001249	07-02-2001	RM	Remodel	125,000	05-23-2003	100		KIT/1ST/2ND/BTH		04-12-2013	VGS			20	Field Review
										05-22-2006	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	RC	Primary	40,000	SF 8.75	1.00000	5	1.00	0090	3.661		V110	1.1000	35.24	1,409,500
1	1010	Single Family	RC	Residual	4.280	AC 35,000.00	0.35887	5	1.00	0090	3.661			1.0000	1.06	196,800
1	1010	Single Family	WP	Undevelop	5.000	AC 2,000.00	1.00000	0	1.00	0090	3.661			1.0000	0.17	36,600
Total Card Land Units					10.20	AC	Parcel Total Land Area					10.20	Total Land Value			1,642,900

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	3153	
Model	01	Residential	Bsmt Type	03	
Grade	08	Excellent	Unfin Area	0.00	Partial
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Fir		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		1,544,444
Interior Floor 2	14	Carpet	Replace Cost		80,063
Heat Fuel	02	Oil	Year Built		1,624,505
Heat Type	05	Hot Water	Effective Year Built		1984
AC Type	03	Central	Depreciation Code		1994
Bedrooms	7		Remodel Rating		A
Full Baths	4		Year Remodeled		
Half Baths	1		Depreciation %		27
Extra Fixtures	4		Functional Obsol		
Total Rooms	14		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		73
Extra Openings	2		Cns Sect Rcnd		1,185,900
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	650		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	3153		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
FGR2	Garage - 1 St	L	624	63.00	1984	A	70	C	1.00	27,500
PTO	Patio	L	500	15.00	2004	A	70	C	1.00	5,300
PERG	PERGOLA	L	285	35.00	2004	A	70	C	1.00	7,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,681	3,681	3,681	213.68	786,538
BSM	Basement	0	3,153	631	42.76	134,829
FAT	Finished Attic	278	928	278	64.01	59,402
FEP	Finished Enclosed Porch	0	338	203	128.33	43,376
FHS	Finished Half Story	189	378	189	106.84	40,385
FOP	Open Porch	0	191	29	32.44	6,197
FUS	Finished Upper Story	928	928	928	213.68	198,290
TDK	Trex Deck	0	1,372	137	21.34	29,273
TQS	Three Quarter Story	1,152	1,536	1,152	160.26	246,154
Ttl Gross Liv / Lease Area		6,228	12,505	7,228		1,544,444

