

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
KOENIG MATTHEW			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
KOENIG JESSICA MERRY			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	456,900	456,900	
100 EAGLES NEST RD		SUPPLEMENTAL DATA			RES LAND	1010	1,214,000	1,214,000		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2730 Total Acres .69 Chapter Lan GIS ID F_879550_2831776			Cyclical 9 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	1,500	1,500	VISION
						Total		1,672,400	1,672,400	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
KOENIG MATTHEW	LCC	118180	10-26-2012	Q	I	671,000	00	Year	Code	Assessed	Year	Code	Assessed
STEFANSKI WILLIAM E & DIANE M	LCC	114911	07-16-2010	Q	I	725,000	00	2023	1010	342,300	2022	1010	286,300
CASLIN MICHAEL V	LCC	109018	05-11-2006	U	I	100	1A		1010	1,059,800		1010	722,700
CASLIN MICHAEL V	LCC	106540	12-07-2004	Q	I	828,750	00		1010	1,000		1010	1,000
CRAWFORD SCOTT W	LCC	98559	12-15-2000	Q	I	645,000	00	Total		1,403,100	Total		1,010,000
								Total		984,900	Total		984,900

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

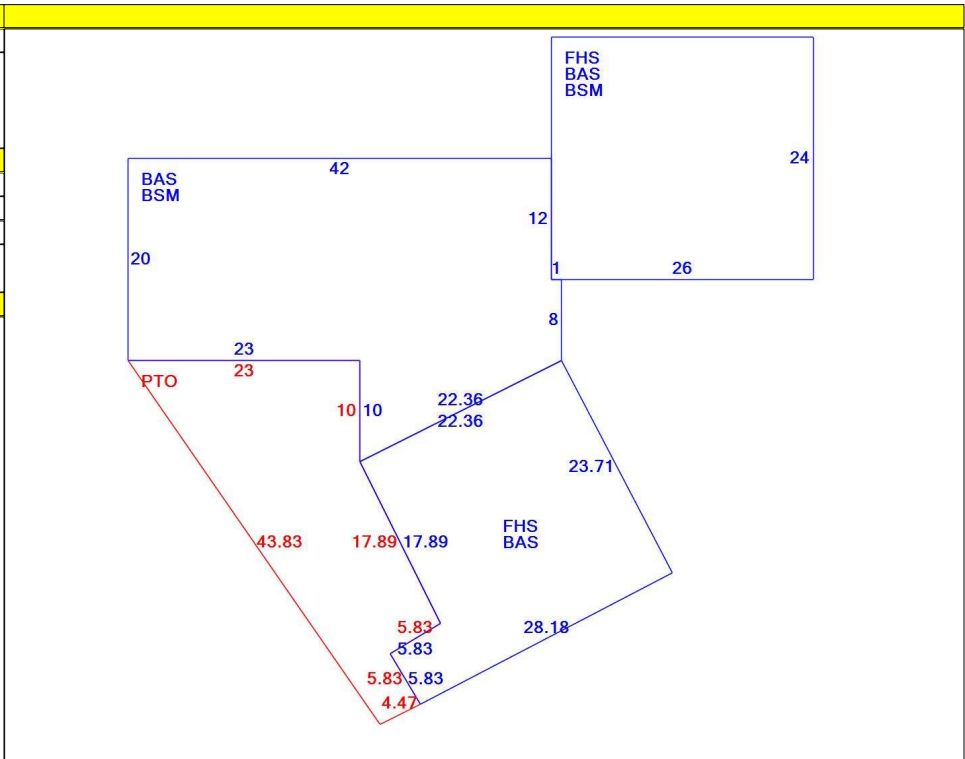
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0090				

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			456,900
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			1,500
Appraised Land Value (Bldg)			1,214,000
Special Land Value			0
Total Appraised Parcel Value			1,672,400
Valuation Method			C
Total Appraised Parcel Value			1,672,400

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
20010043	02-13-2001	RM	Remodel	27,000	07-30-2002	100		CONV GRGE TO FAM RM	03-30-2015	JLF	0	1	00	Measure & Listed
									04-12-2013	VGS		20		Field Review
									11-22-2010	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	30,056 SF	11.03	1.00000	5	1.00	0090	3.661		1.0001	40.39	1,214,000	
Total Card Land Units					0.69 AC	Parcel Total Land Area					0.69	Total Land Value				1,214,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1572	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	474.00	Full
Stories	1.5				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	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	09	Pine/Soft Wood	Net Other Adj		585,564
Interior Floor 2	12	Hardwood	Replace Cost		31,850
Heat Fuel	03	Gas	Year Built		617,415
Heat Type	05	Hot Water	Effective Year Built		1960
AC Type	01	None	Depreciation Code		1995
Bedrooms	3		Remodel Rating		G
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		26
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		74
Extra Openings	0		Cns Sect Rcnd		456,900
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	340		Dep Ovr Comment		
FBM Quality	05	Living Area	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1572		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
SHD1	Shed	L	104	21.00	2020	A	70	C	1.00	1,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,145	2,145	2,145	190.00	407,539
BSM	Basement	0	1,572	314	37.95	59,658
FHS	Finished Half Story	599	1,197	599	95.08	113,807
PTO	Patio	0	489	24	9.32	4,560
Ttl Gross Liv / Lease Area		2,744	5,403	3,082		585,564

