

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
COULTER JAMES C TT			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
57 CAPTAINS HILL RLTY TRUST			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	342,000	342,000
57 CAPTAINS HILL RD				0 Medium		RES LAND	1010	626,200	626,200
SUPPLEMENTAL DATA									
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2258 Total Acres .55 Chapter Lan GIS ID F_878215_2832986			Cyclical 9 Exemption W District Res Exem Assoc Pid#				
Total								968,200	968,200

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
COULTER JAMES C TT		LCC 41265	07-29-1992	U	I		1 1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
								2023	1010	271,400	2022	1010	253,200	2021	1010	242,600
									1010	650,500		1010	537,600		1010	441,600
Total								921,900		Total		790,800		Total		684,200

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)			342,000				
0110											Appraised Xf (B) Value (Bldg)			0				
										Appraised Ob (B) Value (Bldg)			0					
										Appraised Land Value (Bldg)			626,200					
										Special Land Value			0					
										Total Appraised Parcel Value			968,200					
										Valuation Method			C					
										Total Appraised Parcel Value			968,200					

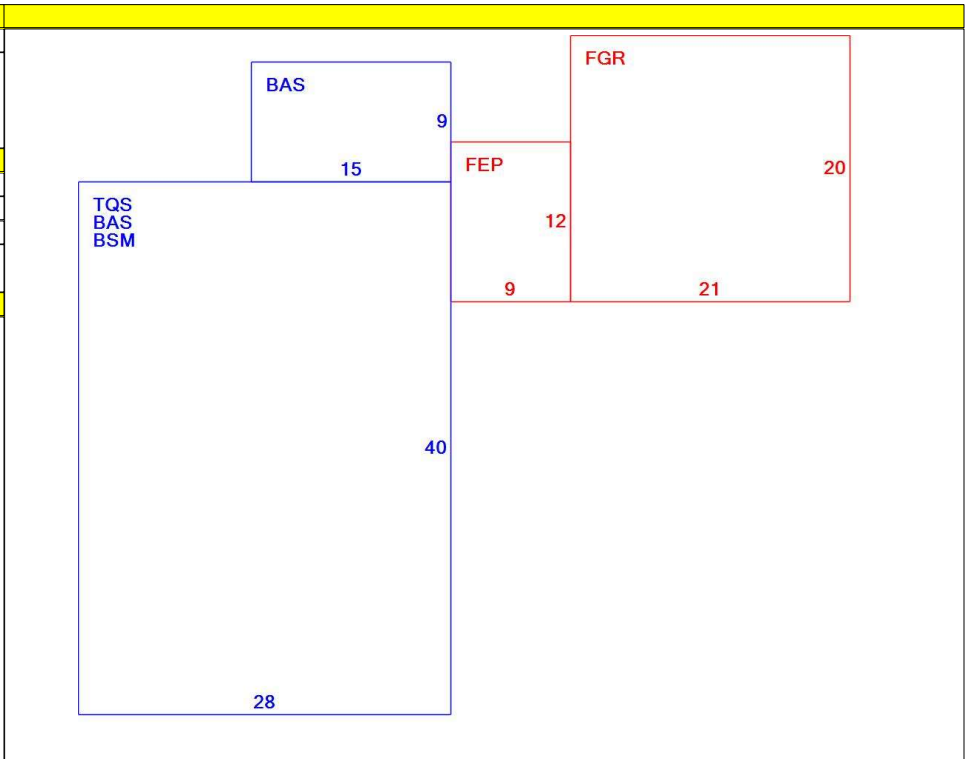
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
2018-241	11-13-2018	MN	Maintenance	33,800		100		REPLACE WOOD SIDING WITH		02-10-2017	SJD	0	1	00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										07-30-2008	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	23,958 SF	13.33	1.00000	5	1.00	0110	1.960			1.0000		26.14	626,200	
Total Card Land Units					0.55	AC	Parcel Total Land Area					0.55	Total Land Value					626,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1120	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	07	Gambrel			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2	07	Pine/Wood			
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2	14	Carpet			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	4				
Full Baths	2				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	05	Conc Block			
Bsmt Garage	0				
Bsmt Area	1120				

CONDO DATA			
Parcel Id		C	Owne
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Net Other Adj	478,795
Replace Cost	16,900
Year Built	495,696
Effective Year Built	1952
Depreciation Code	1990
Remodel Rating	A
Year Remodeled	
Depreciation %	31
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	69
Cns Sect Rcnld	342,000
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
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	1,255	1,255	1,255	187.62	235,458
BSM	Basement	0	1,120	224	37.52	42,026
FEP	Finished Enclosed Porch	0	108	65	112.92	12,195
FGR	Garage	0	420	168	75.05	31,519
TQS	Three Quarter Story	840	1,120	840	140.71	157,597
Ttl Gross Liv / Lease Area		2,095	4,023	2,552		478,795

