

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
COUGHLIN KEVIN			0 Water	0 Dead End	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
DALY KATHLEEN			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	471,900	471,900	
22 PRISCILLA LN		SUPPLEMENTAL DATA			RES LAND	1010	1,028,000	1,028,000		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2258 Total Acres .364 Chapter Lan GIS ID F_881027_2829241			Cyclical 9 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	32,300	32,300	
						Total		1,532,200	1,532,200	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
COUGHLIN KEVIN		49248 0055	12-01-2017	Q	I	875,000	00	Year	Code	Assessed	Year	Code	Assessed
BINSFIELD MURPHY MARY ANN TT		40410 0023	10-05-2011	U	I	312,500	1A	2023	1010	352,800	2022	1010	317,400
BINSFIELD MURPHY MARY ANN TT		40253 0141	08-25-2011	U	I	100	1A		1010	1,173,600		1010	1,079,500
WINCHESTER MARY S		4927 0035	05-01-1993	Q	I	205,000	00		1010	24,400		1010	24,400
WINCHESTER MARY S		4927 0035	04-28-1993	Q	I	205,000	00	Total		1,550,800	Total		1,421,300
								Total		974,700	Total		974,700

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	

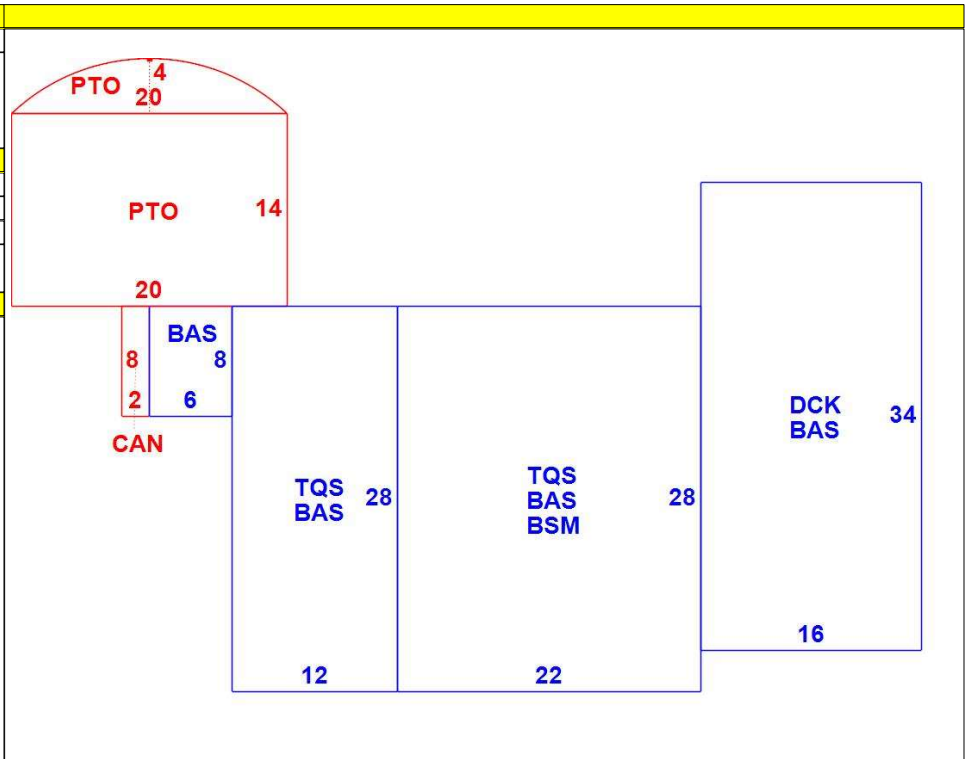
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch				Appraised Bldg. Value (Card)	471,900
0100								Appraised Xf (B) Value (Bldg)	0
								Appraised Ob (B) Value (Bldg)	32,300
								Appraised Land Value (Bldg)	1,028,000
								Special Land Value	0
								Total Appraised Parcel Value	1,532,200
								Valuation Method	C
								Total Appraised Parcel Value	1,532,200

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
73	05-16-2011	DM	Demolish	57,000	06-28-2011	100		DM3SRM,15X33.5' ADD	06-12-2018	SJD	9	1	06	Inspection Only
15078	08-14-1998	AD	Addition	4,000	05-14-1999	100		12X22 SCR PORCH	05-31-2018	SJD	9		01	Measure - No Entry
14576	07-21-1997	NC	New Construct	17,500	05-14-1998	100		24X27 DETCHD GARAGE	04-12-2013	VGS			20	Field Review
13710	06-22-1995	AD	Addition	18,000	06-06-1996	100		EXTEN SHED DOR RM KT	08-16-2011	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	15,874 SF	18.40	1.00000	5	1.00	0100	3.519		1.0000	64.76	1,028,000
Total Card Land Units					0.36 AC	Parcel Total Land Area					0.36	Total Land Value			1,028,000

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	616	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	1.75				
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			584,522
Interior Floor 2			Net Other Adj		28,275
Heat Fuel	03	Gas	Replace Cost		612,797
Heat Type	04	Forced Air-Duc	Year Built		1939
AC Type	03	Central	Effective Year Built		1998
Bedrooms	3		Depreciation Code		VG
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	5		Depreciation %		23
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		77
Gas Fireplaces	0		Cns Sect Rcnd		471,900
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	616		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	648	52.00	1995	A	70	C	1.00	23,600
GNR	GENERATOR	L	1	12400.00	2005	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	1,544	1,544	1,544	238.19	367,768
BSM	Basement	0	616	123	47.56	29,298
CAN	Canopy	0	16	2	29.77	476
DCK	Deck	0	544	54	23.64	12,862
PTO	Patio	0	335	17	12.09	4,049
TQS	Three Quarter Story	714	952	714	178.64	170,069
Ttl Gross Liv / Lease Area		2,258	4,007	2,454		584,522

