

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
COLE PHILIP S			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
COLE NANCY W			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	722,600	722,600
450 UNION BRIDGE RD		SUPPLEMENTAL DATA			RES LAND	1010	388,400	388,400	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3834 Total Acres 2.398 Chapter Lan GIS ID F_859745_2847050			Cyclical 1 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	88,300	11,800
						Total	1,199,300	1,122,800	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
COLE PHILIP S		16149 0084	04-30-1998	Q	I	334,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	544,200	2022	1010	497,300
									1010	412,600		1010	341,500
									1010	1,500		1010	1,500
						Total		958,300	Total	840,300	Total	701,400	

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) 722,600
 Appraised Xf (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 88,300
 Appraised Land Value (Bldg) 388,400
 Special Land Value 0
 Total Appraised Parcel Value 1,199,300
 Valuation Method C
 Total Appraised Parcel Value 1,199,300

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

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-22-339	09-20-2022	AD	Addition	18,025	06-09-2023	100		Contract a 11x14 deck at the rear		06-09-2023	SJT	5		01	Measure - No Entry
2018-390	10-24-2018	SP	Solar Panels	19,420	05-21-2019	100		34 ROOF MOUNTED SP		05-21-2019	SJT	5		12	Property Est. - No Access
105	06-14-2011	MS	Miscellaneous	12,000	01-10-2011	100		ABOVE 24' POOL		08-24-2011	SJD		1	12	Property Estimated - No Ac
240	11-10-2010	AD	Addition	100,000	08-24-2011	100		20X38&13X16 ADD							
7	01-28-2009	AD	Addition	70,000		100		13X20AD&GAR20X24UNFN							

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	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	1.480 AC	35,000.00	0.74054	5	1.00	0050	1.000		1.0000	0.60	38,400
Total Card Land Units					2.40 AC	Parcel Total Land Area					2.40	Total Land Value			388,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2758	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	5				
Full Baths	3				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	12				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	4				
Bsmt Area	2758				

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

COST / MARKET VALUATION	
Net Other Adj	847,308
Replace Cost	33,930
Year Built	881,237
Effective Year Built	1985
Depreciation Code	2003
Remodel Rating	G
Year Remodeled	
Depreciation %	18
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	82
Cns Sect Rcnd	722,600
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
SHD1	Shed	L	120	21.00	1990	A	70	C	1.00	1,800
SPL4	Above Ground	L	450	8.00	2011	A	70	D	0.50	1,300
SLR	Solar Panels	L	34	1050.00	2018	E	100	B	1.50	76,500
GNR	GENERATOR	L	1	12400.00	2015	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	2,888	2,888	2,888	193.10	557,663
BSM	Basement	0	2,757	551	38.59	106,396
DCK	Deck	0	285	29	19.65	5,600
FUS	Finished Upper Story	920	920	920	193.10	177,649
Ttl Gross Liv / Lease Area		3,808	6,850	4,388		847,308

