

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
COLLINS KEVIN P TT			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
COLLINS BIRGITTE F V MESSERSCH			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	263,800	263,800	
76 BIRCH ST				0 Heavy		RES LAND	1010	352,900	352,900	
DUXBURY MA 02332		SUPPLEMENTAL DATA			RESIDNTL	1010	35,300	15,800		
Alt Prcl ID		Cyclical 1								
Scnd Home		Exemption								
Tax Class T		W								
Tot Fin Area 1459		District								
Total Acres 1.00		Res Exem								
Chapter Lan										
GIS ID F_858217_2840636		Assoc Pid#								
							Total	652,000	632,500	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
COLLINS KEVIN P TT	56632	132	03-31-2022	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
COLLINS KEVIN P	50998	154	04-12-2019	Q	I	449,900	00	2023	1010	209,500	2022	1010	195,500
GERACI NUCCIO	15931	0264	02-27-1998	Q	I	197,500	00		1010	367,000		1010	302,500
KOPCHICK SAMUEL J	13845	0304	09-22-1995	Q	I	177,000	00		1010	11,500		1010	11,500
SCIABARRASI JOHN A JR	11151	0314	07-30-1992	Q	I	157,500	00					1010	0
							Total	588,000	Total	509,500	Total	436,800	

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	263,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	35,300
Appraised Land Value (Bldg)	352,900
Special Land Value	0
Total Appraised Parcel Value	652,000
Valuation Method	C
Total Appraised Parcel Value	652,000

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
QP-19-315	12-16-2019	MN		29,023		100		13 WINDOWS & 1 DOOR	03-09-2020	SJD	9	1	00	Measure & Listed
BP-19-342	10-18-2019	SP		16,224	03-09-2020	100		INSTALL 4.16 RT SOLAR	04-12-2013	VGS			20	Field Review
QP-19-207	09-05-2019	MN	Maintenance	8,000		100		REROOF	09-03-2005	DC		1	00	Measure & Listed
414	09-02-2004	RM	Remodel	300		100		RM/REPLACE 6 5X6 5						

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	0.083	AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	2,900
Total Card Land Units					1.00	AC	Parcel Total Land Area					1.00	Total Land Value			352,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	768	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		347,711
Interior Floor 2	14	Carpet	Replace Cost		13,650
Heat Fuel	03	Gas	Year Built		361,360
Heat Type	04	Forced Air-Duc	Effective Year Built		1976
AC Type	01	None	Depreciation Code		1994
Bedrooms	3		Remodel Rating		A
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		27
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	1		Percent Good		73
Extra Openings	0		Cns Sect Rcnld		263,800
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	768		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
SLR	Solar Panels	L	13	1050.00		E	100	C	1.00	19,500
GNR	GENERATOR	L	1	12400.00	2019	G	85	B	1.50	15,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	768	768	768	212.41	163,129
BSM	Basement	0	768	154	42.59	32,711
DCK	Deck	0	241	24	21.15	5,098
FNS	Finished 90% Story	691	768	691	191.11	146,773
Ttl Gross Liv / Lease Area		1,459	2,545	1,637		347,711

