

UNIT 1421  
IN OR 992/850  
WINDSONG OR 326/16

PATRICIA COXEN TRUST  
95 PRESCOTT RD  
BOXBOROUGH, MA 01719

**2025**

01-6N-29-V30A-1421-0000  


BUILDING CHARACTERISTICS			MARKET ADJUSTMENTS											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
Floor		1 100	8330021		2,438				1980	1980	100	100	0	
Recreation	POOL	POOL 100	1 CONDO - 0% - 0											
Location	END	END 100	HX Base Yr											
View	COURTYARD	COURTYARD 100												
Balcony	PATIO/DECK	PATIO/DECK 100												
Parking	ATT GARAGE	ATT GARAGE 100												
Bedrooms		3 100												
Bathrooms		3.5 100												
Oth Rooms		3 100												
User De	COND	ORIG COND 100												
Quality 03 Quality Level 03														
DOR CODE 0400 CONDOMINIUM														
MAP NUM MKT AREA 10														
NEIGHBORHOOD/LOC 10008.00														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE									
TOTALS	2,438			2,438										

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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	1,134,400		
TOTAL MARKET OB/XF VALUE	0		
TOTAL LAND VALUE - MARKET	0		
TOTAL MARKET VALUE	1,134,400		
SOH/AGL Deduction	0		
ASSESSED VALUE	1,134,400		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,134,400		
TOTAL JUST VALUE	1,134,400		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,123,200		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22393	DEMOLITION	25,000	04/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0992/0850	6/18/2001	QC	Q	I	01	100
GRANTOR: COXEN GERVIS & PATRIC						
GRANTEE: COXEN PATRICIA TRUS						
0552/1269	9/22/1988	WD	U	I		320,000
GRANTOR: HARTMAN ARTHUR P						
GRANTEE: COXEN GERVIS						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1421 BEACH WALKER RD, FERNANDINA BEACH																								