

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
COSTELLO ROBERT M			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
COSTELLO ANDREA L			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	363,900	363,900	
784 WEST ST		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	418,200	418,200		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2153 Total Acres 8.148 Chapter Lan GIS ID F_866776_2849725			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	10,500	10,500	
						Total		792,600	792,600	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
COSTELLO ROBERT M		41028 0304	02-28-2012	Q	I	495,000	00	Year	Code	Assessed	Year	Code	Assessed	
CAPRARO ELIZABETH S TT		18222 0068	01-21-2000	U	I	1	1A	2023	1010	317,400	2022	1010	278,400	
THE ELIZABETH S CAPRARO REV TRUS		14444 0349	06-18-1996	U	I	10	1F		1010	443,900		1010	362,900	
									1010	7,700			315,600	
						Total		769,000	Total		641,300	Total		563,100

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				

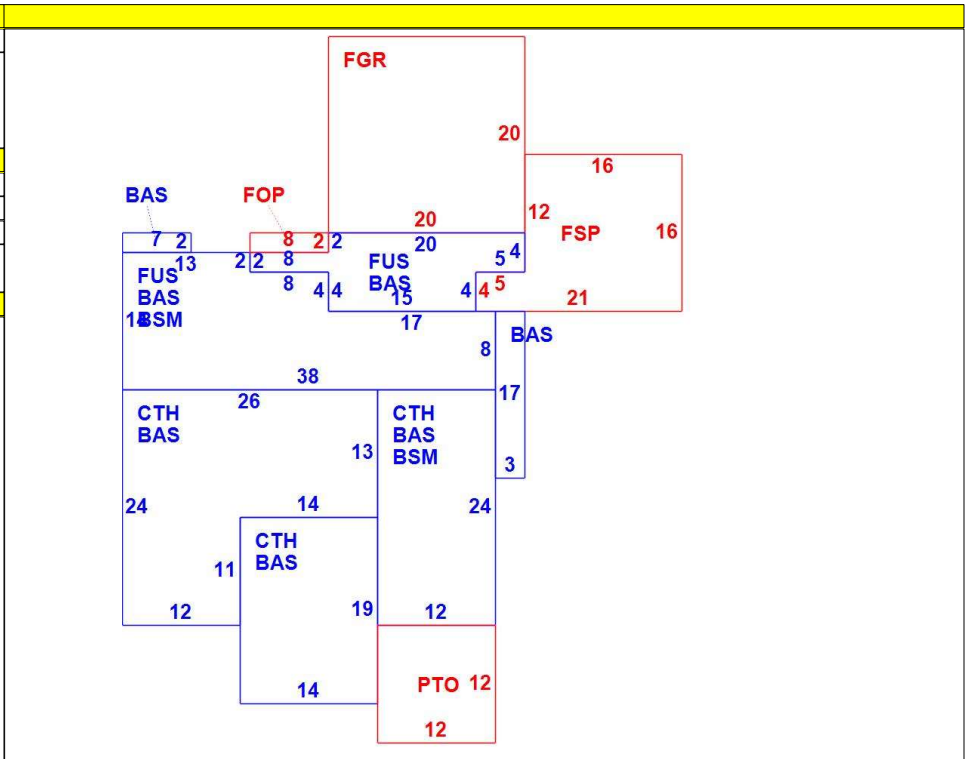
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			363,900
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			10,500
Appraised Land Value (Bldg)			418,200
Special Land Value			0
Total Appraised Parcel Value			792,600
Valuation Method			C
Total Appraised Parcel Value			792,600

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-22-126	03-31-2022	MN	Maintenance	21,000		100	03-31-2022	CINDERBLOCK REBUILD	11-02-2021	SJT	10		00	Measure & Listed
BPO-21-233	05-24-2021	MN	Maintenance	2,800		100		Replace one foundation window.	04-12-2013	VGS			20	Field Review
20000010	01-13-2000	AD	Addition	10,000		100		4X14ADD/RMDL SUNRM	08-10-2010	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	40,000 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	WP	Residual	7.232 AC	35,000.00	0.26927	5	1.00	0050	1.000		1.0000	0.22	68,200
Total Card Land Units					8.15 AC	Parcel Total Land Area					8.15	Total Land Value			418,200

**CONSTRUCTION DETAIL** **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	726	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			431,924
Interior Floor 2			Net Other Adj		28,710
Heat Fuel	03	Gas	Replace Cost		460,634
Heat Type	04	Forced Air-Duc	Year Built		1981
AC Type	03	Central	Effective Year Built		2000
Bedrooms	3		Depreciation Code		G
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		21
Total Rooms	7		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	0		Percent Good		79
Gas Fireplaces	0		Cns Sect Rcnd		363,900
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	726		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
GNR	GENERATOR	L	1	12400.00	2019	G	85	C	1.00	10,500

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,659	1,659	1,659	160.27	265,885
BSM	Basement	0	702	140	31.96	22,438
CTH	Cathedral Ceiling	0	1,024	102	15.96	16,347
FGR	Garage	0	400	160	64.11	25,643
FOP	Open Porch	0	16	2	20.03	321
FSP	Screened Porch	0	276	55	31.94	8,815
FUS	Finished Upper Story	570	570	570	160.27	91,353
PTO	Patio	0	144	7	7.79	1,122
Ttl Gross Liv / Lease Area		2,229	4,791	2,695		431,924

