

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT									
COPPENS CHERYL E TT		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed				
CHERYL E COPPENS TRUST		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	475,100	475,100				
170 VINE ST		SUPPLEMENTAL DATA				RES LAND	1010	355,700	355,700	905					
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2706 Total Acres 1.078 Chapter Lan GIS ID F_861969_2843699				Cyclical 1 Exemption W District Res Exem Assoc Pid#				RESIDNTL	1010	37,600	37,600	DUXBURY, MA	
										Total	868,400	868,400	VISION		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
COPPENS CHERYL E TT		16076 0223	04-09-1998	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
								2023	1010	360,100	2022	1010	342,500	2021	1010	304,000	
									1010	369,900		1010	304,800		1010	254,000	
									1010	20,800		1010	20,800		1010	20,800	
										Total	750,800	Total	668,100	Total	578,800		

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
			Total	0.00												
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				475,100			
0050									Appraised Xf (B) Value (Bldg)				0			
								Appraised Ob (B) Value (Bldg)				37,600				
								Appraised Land Value (Bldg)				355,700				
								Special Land Value				0				
								Total Appraised Parcel Value				868,400				
								Valuation Method				C				
								Total Appraised Parcel Value				868,400				

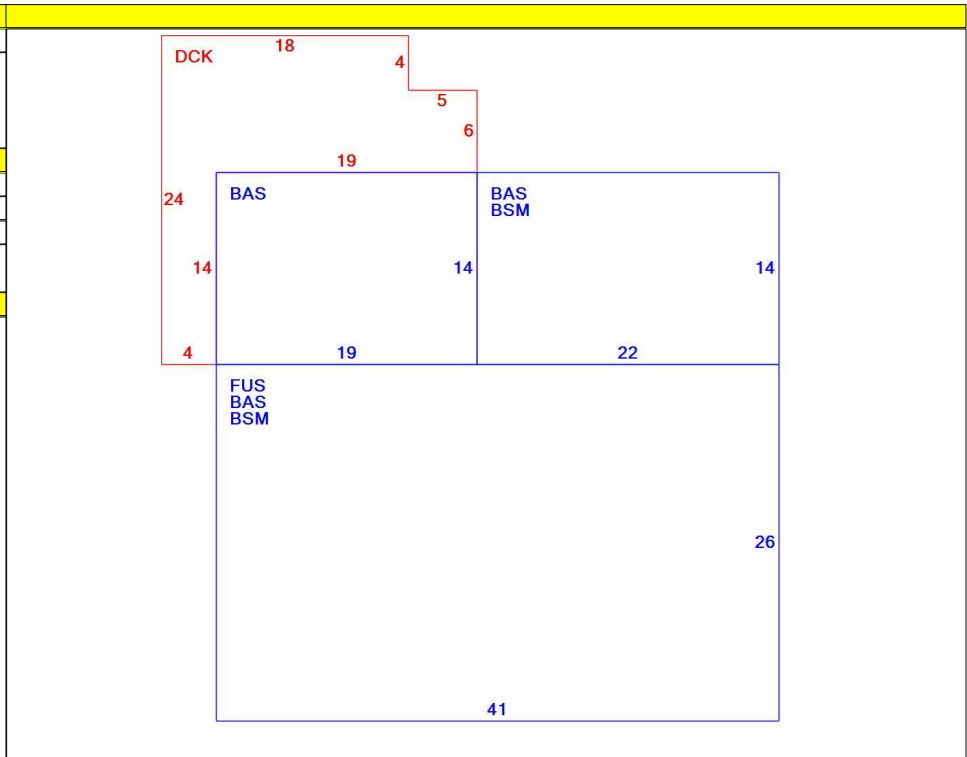
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
12329	05-18-1992	NC	New Construct	12,000	01-01-1993	100		INGROUND POOL		01-21-2014	JLF	0	1	00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										09-19-2007	BSB			01	Measure - No Entry

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	0.162 AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.81	5,700
Total Card Land Units					1.08 AC	Parcel Total Land Area					1.08	Total Land Value			355,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1374	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
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	14	Carpet			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	1374				

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

COST / MARKET VALUATION	
Net Other Adj	626,020
Replace Cost	24,795
Year Built	650,815
Effective Year Built	1983
Depreciation Code	1994
Remodel Rating	A
Year Remodeled	
Depreciation %	27
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	73
Cns Sect Rcnld	475,100
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
SPL1	Ing Pool - Ave	L	800	64.00	1985	A	70	C	1.00	35,800
SHD1	Shed	L	120	21.00	1985	A	70	C	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,640	1,640	1,640	208.12	341,314
BSM	Basement	0	1,374	275	41.65	57,233
DCK	Deck	0	266	27	21.12	5,619
FUS	Finished Upper Story	1,066	1,066	1,066	208.12	221,854
Ttl Gross Liv / Lease Area		2,706	4,346	3,008		626,020

