

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
PRARIO KEVIN P			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
PRARIO KATHLEEN C			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	579,600	579,600
18 APPLE HILL LN				0 Light		RES LAND	1010	444,700	444,700
SUPPLEMENTAL DATA						RESIDNTL	1010	3,500	3,500
DUXBURY MA 02332			Alt Prcl ID	Cyclical	4				
			Scnd Home	Exemption					
			Tax Class T	W					
			Tot Fin Area 3416	District					
			Total Acres .69	Res Exem					
			Chapter Lan						
			GIS ID F_863933_2844031	Assoc Pid#					
						Total		1,027,800	1,027,800

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
PRARIO KEVIN P		5163 0458	06-18-1982	U	I	109,000	1	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	438,100	2022	1010	399,800
									1010	477,600		1010	304,200
									1010	2,300		1010	2,300
								Total		918,000	Total		706,300
								Total			Total		641,200

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

APPRaised VALUE SUMMARY	
Appraised Bldg. Value (Card)	579,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	3,500
Appraised Land Value (Bldg)	444,700
Special Land Value	0
Total Appraised Parcel Value	1,027,800
Valuation Method	C
Total Appraised Parcel Value	1,027,800

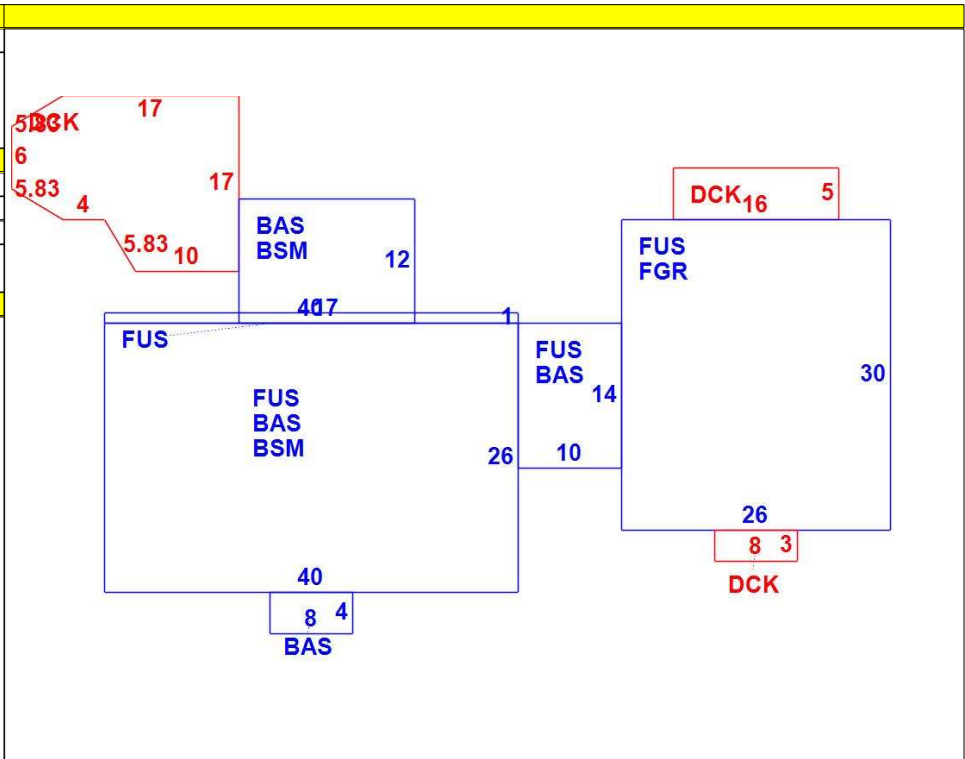
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
QPO-23-18	06-23-2023	MN	Maintenance	10,000		100		Replace 2 doors		11-22-2021	SJT	10		21	Field Review + GIS
2016-263	12-19-2016	MN	Maintenance	19,000		100		STRIP & REROOF		04-12-2013	VGS			20	Field Review
16	12-18-2006	MS	Miscellaneous	3,300		100		10X12 SHED		09-29-2006	KP		1	00	Measure & Listed
64	03-02-2006	MS	Miscellaneous	20,000	07-19-2006	100		FIN SPACE OVER/GAR							
56	10-06-2005	MS	Miscellaneous	2,500		100		RE-ROOF							
411	10-11-2001	MN	Maintenance	3,600		100		RESHINGLE ROOF							
12888	07-27-1993	AD	Addition	3,000	10-27-1994	100		OPEN DECK 17.5X13.5							

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	30,051	SF	11.03	1.00000	5	1.00	0060	1.341		1.0000	14.80	444,700
Total Card Land Units					0.69	AC	Parcel Total Land Area					0.69	Total Land Value			444,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1244	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	10	Wood Shingle			
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	01	None			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	6				
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	0				
Bsmt Area	1244				

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

COST / MARKET VALUATION	
Net Other Adj	770,326
Replace Cost	23,635
Year Built	793,962
Effective Year Built	1982
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 Rcnd	579,600
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
PTO	Patio	L	135	15.00	1990	A	70	C	1.00	1,400
SHD1	Shed	L	120	21.00	2005	G	85	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,416	1,416	1,416	191.72	271,474
BSM	Basement	0	1,244	249	38.37	47,738
DCK	Deck	0	411	41	19.13	7,860
FGR	Garage	0	780	312	76.69	59,816
FUS	Finished Upper Story	2,000	2,000	2,000	191.72	383,438
Ttl Gross Liv / Lease Area		3,416	5,851	4,018		770,326

