

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
RAPA CARL J & HARTNETT KELLY A CARL RAPA & KELLY HARTNETT RE 90 OTTER ROCK RD  DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	370,300	370,300	
		<b>SUPPLEMENTAL DATA</b>		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2056 Total Acres .928 Chapter Lan GIS ID F_866638_2843039		Cyclical Exemption W District Res Exem Assoc Pid#		RES LAND	1010	469,900	469,900	
						RESIDNTL	1010	1,400	1,400			
						Total		841,600	841,600			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
RAPA CARL J & HARTNETT KELLY A TRU		52860 273	06-04-2020	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
RAPA CARL J		14859 0048	12-20-1996	Q	I	261,250	00	2023	1010	292,800	2022	1010	267,700	2021	1010	241,300
									1010	504,300		1010	320,400		1010	311,300
									1010	900		1010	900		1010	900
								Total		798,000	Total		589,000	Total		553,500

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)					370,300			
0060										Appraised Xf (B) Value (Bldg)					0			
										Appraised Ob (B) Value (Bldg)					1,400			
										Appraised Land Value (Bldg)					469,900			
										Special Land Value					0			
										Total Appraised Parcel Value					841,600			
										Valuation Method					C			
										Total Appraised Parcel Value					841,600			

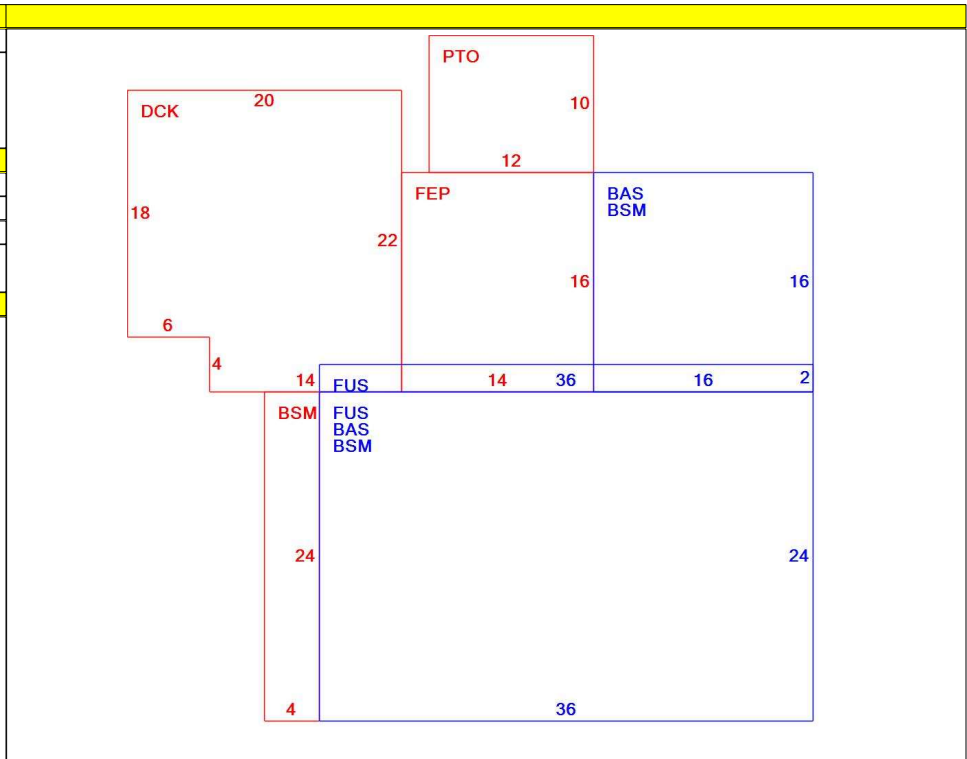
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
QPO-23-21	07-26-2023	MN	Maintenance	14,800		100		STRIP & REROOF NEW DRIP E		04-12-2013	VGS			20	Field Review
										09-15-2007	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	0060	1.341			11.74	469,400		
1	1010	Single Family	RC	Residual	0.010 AC	35,000.00	1.00000	5	1.00	0060	1.341			1.15	500		
Total Card Land Units					0.93 AC	Parcel Total Land Area					0.93	Total Land Value					469,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1216	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
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					
Heat Fuel	02	Oil			
Heat Type	04	Forced Air-Duc			
AC Type	01	None			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	7				
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	1216				

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

COST / MARKET VALUATION			
Net Other Adj		485,053	
Replace Cost		22,230	
Year Built		1984	
Effective Year Built		1994	
Depreciation Code		A	
Remodel Rating			
Year Remodeled			
Depreciation %		27	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		73	
Cns Sect Rcnld		370,300	
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
SHD1	Shed	L	96	21.00	2000	A	70	C	1.00	1,400

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,120	1,120	1,120	195.51	218,968
BSM	Basement	0	1,216	243	39.07	47,508
DCK	Deck	0	416	42	19.74	8,211
FEP	Finished Enclosed Porch	0	224	134	116.96	26,198
FUS	Finished Upper Story	936	936	936	195.51	182,995
PTO	Patio	0	120	6	9.78	1,173
Ttl Gross Liv / Lease Area		2,056	4,032	2,481		485,053



90 OTTER ROCK RD

