

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
LOPICCOLO PAUL J & LEE A TT			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
LOPICCOLO FAMILY TRUST			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	421,300	421,300
45 OTTER ROCK RD		SUPPLEMENTAL DATA			RES LAND	1010	446,800	446,800	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2020 Total Acres .938 Chapter Lan GIS ID F_866774_2843941			Cyclical Exemption W District Res Exem Assoc Pid#		Total		868,100
							868,100		868,100

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
LOPICCOLO PAUL J & LEE A TT		57143 276	08-18-2022	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
LOPICCOLO PAUL JOSEPH		14654 0023	09-16-1996	Q	I	235,000	00	2023	1010	325,500	2022	1010	297,500
WOODGATE ROBERT B		10132 0065	01-30-1991	Q	I	187,000	00		1010	479,600	2021	1010	304,700
		Total						805,100		Total		602,200	
										Total		563,900	

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	

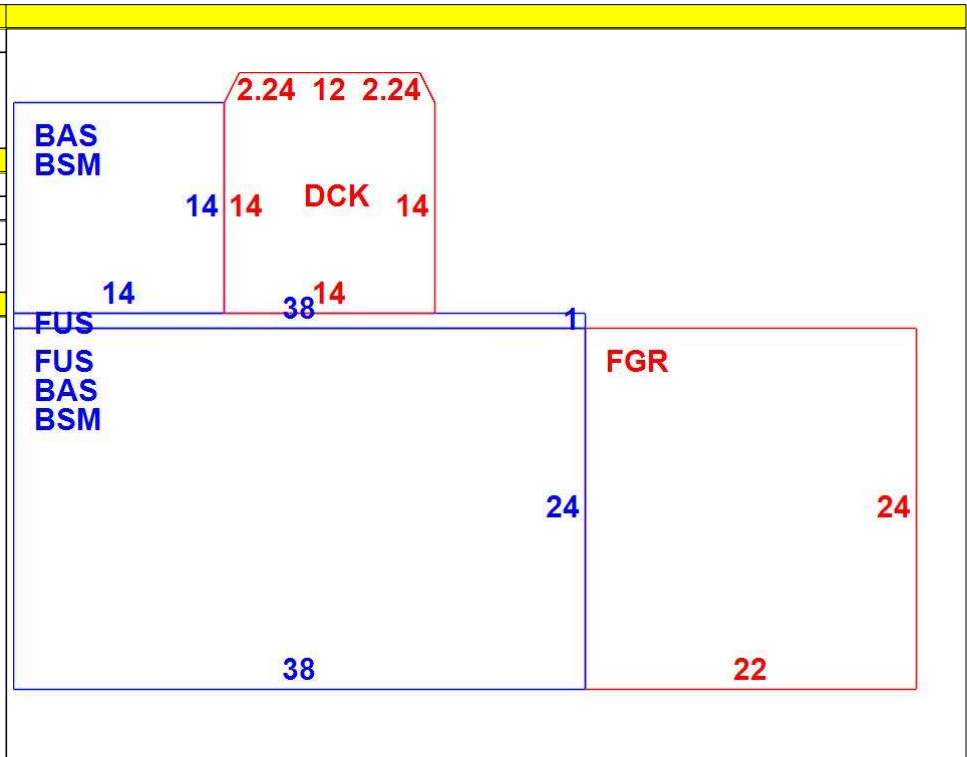
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	421,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	446,800
Special Land Value	0
Total Appraised Parcel Value	868,100
Valuation Method	C
Total Appraised Parcel Value	868,100

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
2014-109	05-05-2014	RM	Remodel	13,400		100		REMODEL EXISTING BATHRO	12-01-2022	SJT	10		01	Measure - No Entry
101	03-23-2004	MN	Maintenance	6,800		100		NEW ROOF SHINGLES	04-12-2013	VGS			20	Field Review
194	05-21-2002	NC	New Construct	7,700	09-20-2003	100		16X16 DECK	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	HIGHWAY NOISE	TN95	0.9500	11.15	445,900
1	1010	Single Family	RC	Residual	0.020 AC	35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.03	900
Total Card Land Units					0.94 AC	Parcel Total Land Area					0.94	Total Land Value				446,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1108	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		487,487
Interior Floor 2			Replace Cost		20,150
Heat Fuel	02	Oil	Year Built		507,637
Heat Type	05	Hot Water	Effective Year Built		1984
AC Type	01	None	Depreciation Code		2004
Bedrooms	3		Remodel Rating		VG
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		17
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		83
Extra Openings	0		Cns Sect Rcnld		421,300
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1108		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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,108	1,108	1,108	193.99	214,936
BSM	Basement	0	1,108	222	38.87	43,065
DCK	Deck	0	222	22	19.22	4,268
FGR	Garage	0	528	211	77.52	40,931
FUS	Finished Upper Story	950	950	950	193.99	184,287
Ttl Gross Liv / Lease Area		2,058	3,916	2,513		487,487

