

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
COPERINE DANIEL J COPERINE DANIELLE F 40 COLES ORCHARD RD DUXBURY MA 02332			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	374,000	374,000
				0 Light		RES LAND	1010	360,400	360,400
SUPPLEMENTAL DATA									
Alt Prcl ID		Cyclical		4					
Scnd Home		Exemption							
Tax Class T		W		District					
Tot Fin Area 2080		Res Exem							
Total Acres .922		Chapter Lan							
GIS ID F_867407_2839261		Assoc Pid#							
						Total	734,400	734,400	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
COPERINE DANIEL J		39991 0252	06-02-2011	Q	I	440,000	00	Year	Code	Assessed	Year	Code	Assessed
KUBIE RUSSELL L		34609 0300	05-31-2007	Q	I	480,000	00	2023	1010	284,100	2022	1010	259,800
									1010	386,900		1010	245,800
								Total	671,000	Total	505,600	Total	471,300

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

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			374,000
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			0
Appraised Land Value (Bldg)			360,400
Special Land Value			0
Total Appraised Parcel Value			734,400
Valuation Method			C
Total Appraised Parcel Value			734,400

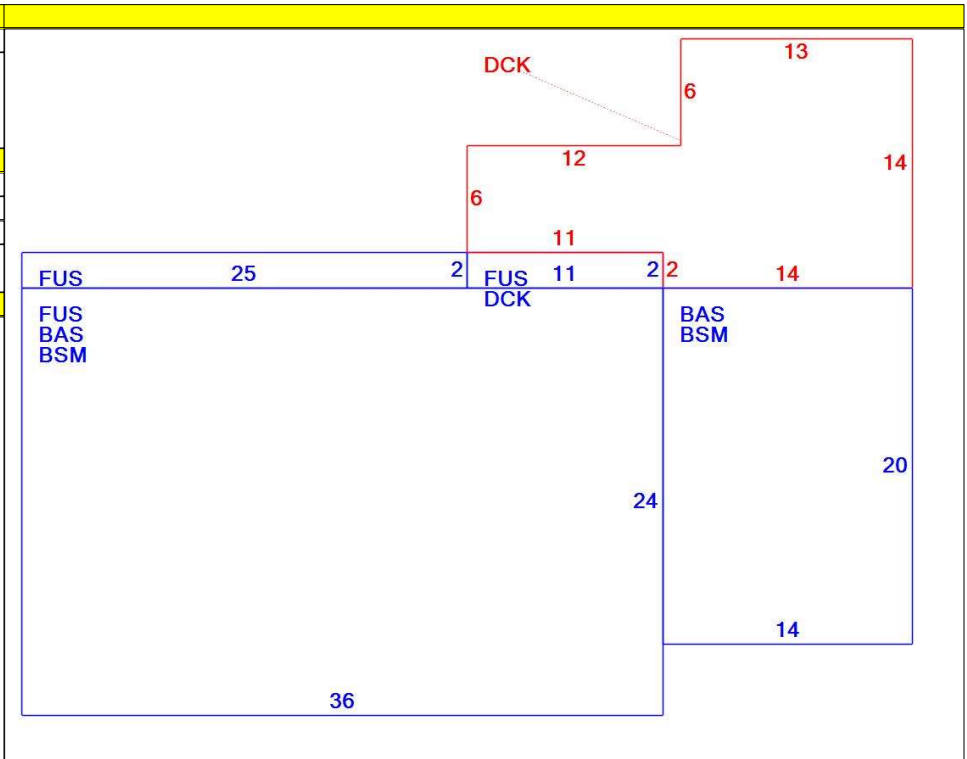
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

NOTES													

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
2018-14	01-17-2018	RM	Remodel	6,500	08-23-2018	100		RM MASTER BATHROOM		08-23-2018	JLF	5		07	Measure - Info @ Door
										04-12-2013	VGS			20	Field Review
										01-23-2007	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	40,152 SF	8.75	1.00000	5	1.00	0060	1.341	NEXT TO RT 3	TN85,WT90	0.7650	8.98	360,400
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			360,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1144	
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	11	Clapboard			B S
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		469,902
Interior Floor 2			Replace Cost		22,230
Heat Fuel	02	Oil	Year Built		492,133
Heat Type	05	Hot Water	Effective Year Built		1986
AC Type	01	None	Depreciation Code		1997
Bedrooms	4		Remodel Rating		A
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		24
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		76
Extra Openings	0		Cns Sect Rcnld		374,000
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	2		Cost to Cure Ovr		
Bsmt Area	1144		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	1,144	1,144	1,144	201.07	230,025
BSM	Basement	0	1,144	229	40.25	46,045
DCK	Deck	0	278	28	20.25	5,630
FUS	Finished Upper Story	936	936	936	201.07	188,202
Ttl Gross Liv / Lease Area		2,080	3,502	2,337		469,902

