

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
COPPENS MICHAEL J			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
COPPENS JAMIE			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	885,300	885,300
20 PARKERS GROVE LN		SUPPLEMENTAL DATA			RESIDNTL	1010	476,800	476,800	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3424 Total Acres 1.068 Chapter Lan GIS ID F_864873_2835126			Cyclical 2 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	96,900	96,900
						Total	1,459,000	1,459,000	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
COPPENS MICHAEL J		47764 0248	11-18-2016	Q	I	815,000	00	Year	Code	Assessed	Year	Code	Assessed
CONANT MARYLOU & CHRISTOPHER P		34979 0034	08-21-2007	U	I	10	1	2023	1010	698,900	2022	1010	640,000
BEATSON JAMES F		17785 0093	08-19-1999	Q	I	675,000	00		1010	511,400		1010	324,900
									1010	60,200		1010	60,200
						Total		Total	1,270,500	Total	1,025,100	Total	855,300

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	885,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	96,900
Appraised Land Value (Bldg)	476,800
Special Land Value	0
Total Appraised Parcel Value	1,459,000
Valuation Method	C
Total Appraised Parcel Value	1,459,000

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
BPO-20-113	08-31-2020	BP	Bldg Permit	68,961	04-07-2021	100		Install a 18x38sf inground gunite 2 STY 30X40/GAR/PRCH OF 20X20 OUTBUILDING	04-07-2021	SJT	5		01	Measure - No Entry
15342	02-23-1999	NC	New Construct	204,000	01-01-2000	100			10-20-2020	SJT	5		20	Field Review
12598	11-03-1992	DM	Demolish		01-01-1993	100			09-14-2020	SJT	5		20	Field Review
									05-24-2017	SJD	9		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									12-21-1999	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	40,000 SF	8.75	1.00000	5	1.00	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	PD	Residual	0.157 AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.08	7,400
Total Card Land Units					1.08 AC	Parcel Total Land Area					1.08	Total Land Value			476,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1706	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	04	Hip			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas	Net Other Adj		995,592
Heat Type	05	Hot Water	Replace Cost		58,363
AC Type	03	Central	Year Built		1,053,953
Bedrooms	5		Effective Year Built		1999
Full Baths	2		Depreciation Code		2005
Half Baths	1		Remodel Rating		A
Extra Fixtures	2		Year Remodeled		
Total Rooms	9		Depreciation %		16
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		84
Sq Ft Fin Bsmt	650		Cns Sect Rcnld		885,300
FBM Quality	04	Above Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1706		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
GNR	GENERATOR	L	1	12400.00	2019	G	85	C	1.00	10,500
SPL2	Ing Pool-Good	L	684	89.00	2020	G	85	B	1.50	77,600
SPL3	Ing Hot Tub	L	49	72.00	2020	G	85	B	1.50	4,500
SHD1	Shed	L	120	21.00	2020	G	85	A	2.00	4,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,706	1,706	1,706	234.92	400,774
BSM	Basement	0	1,706	341	46.96	80,108
CTH	Cathedral Ceiling	0	360	36	23.49	8,457
DCK	Deck	0	280	28	23.49	6,578
FGR	Garage	0	840	336	93.97	78,933
FNS	Finished 90% Story	518	576	518	211.26	121,689
FOP	Open Porch	0	440	66	35.24	15,505
FUS	Finished Upper Story	1,200	1,200	1,200	234.92	281,904
WDK	Deck	0	72	7	22.84	1,644
Ttl Gross Liv / Lease Area		3,424	7,180	4,238		995,592

