

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CARUSO WILLIAM ROBERT			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
CARUSO MAUREEN P			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	634,900	634,900	
P.O. BOX 1153				0 Light		RES LAND	1010	467,000	467,000	
SUPPLEMENTAL DATA										
DUXBURY MA 02331		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 660 Total Acres .202 Chapter Lan		Cyclical 7 Exemption W District Res Exem		RESIDNTL	1010	34,700	0	VISION
GIS ID F_871377_2830591		Assoc Pid#				Total		1,136,600	1,101,900	

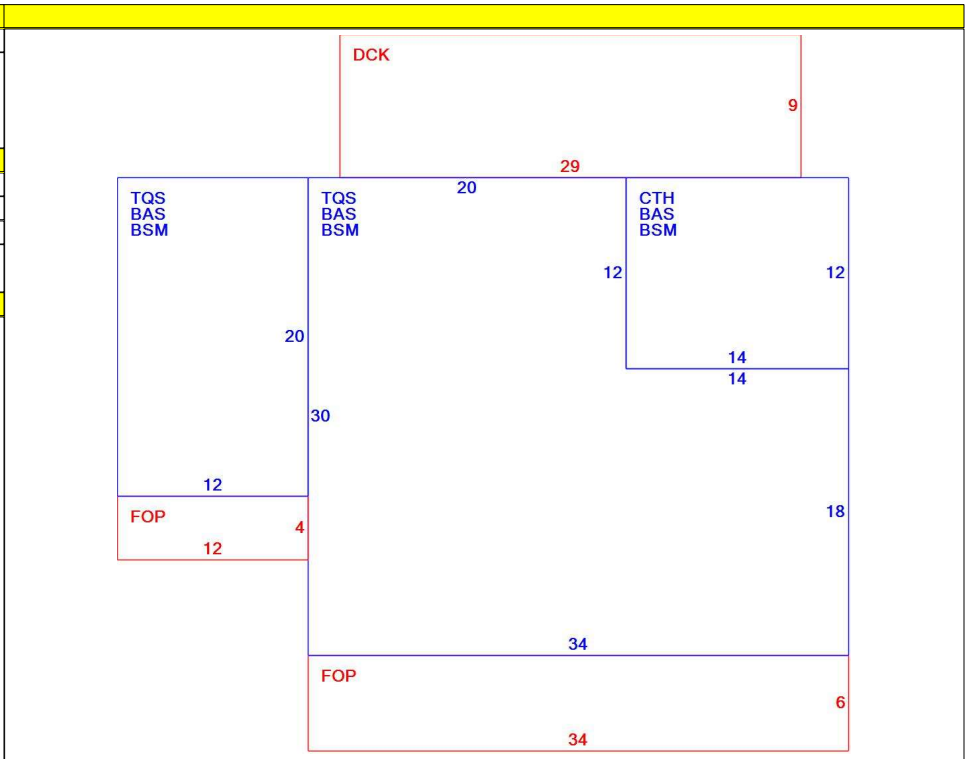
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CARUSO WILLIAM ROBERT		48495	0270	06-01-2017	U	I	198,000	1	Year	Code	Assessed	Year	Code	Assessed			
HAYES MARY V		3131	0254	01-01-2001	U	I	0	1	2023	1010	477,300	2022	1010	363,700			
										1010	357,900		1010	314,100			
										1010	0			248,900			
									Total		835,200	Total		677,800	Total		610,400

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																		
Nbhd		Nbhd Name		B		Tracing		Batch										
0040																		
NOTES																		
										Total Appraised Parcel Value					1,136,600			
										Valuation Method					C			
										Total Appraised Parcel Value					1,136,600			

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	
BPO-22-127	03-31-2022	SP	Solar Panels	41,000		100	04-14-2022	22 SOLAR PANELS		07-19-2022	SJD	3		30	Quality Control	
2018-146	04-23-2018	MS	Miscellaneous	6,000	05-28-2018	100		IN CONJUNCTION WITH BP-20 SINGLE FAMILY 1ST FL: 1260', FOUNDATION ONLY FOR A 151 DEMO EXISTING COTTAGE		03-11-2019	SJT	5	9	01	Measure - No Entry	
2018-138	04-18-2018	BP	Bldg Permit	7,800	05-28-2018	100				05-28-2018	JLF	5			00	Measure & Listed
2018-15	01-17-2018	NC	New Construct	224,600	05-28-2018	100				04-12-2013	VGS				20	Field Review
2017-402	11-27-2017	NC	New Construct	15,000	05-28-2018	100				03-04-2013	AO	6			30	Quality Control
2017-389	11-15-2017	DM	Demolish	1,500	05-28-2018	100				09-10-2007	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	8,827	SF	29.07	1.00000	5	1.00	0040	1.820		1.0000	52.91	467,000
Total Card Land Units					0.20	AC	Parcel Total Land Area					0.20	Total Land Value			467,000

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style	04	Cape Cod	Bsmt Area				
Model	01	Residential	Bsmt Type	04	Full		
Grade	07	Very Good	Unfin Area				
Stories	1.75		CONDO DATA				
Occupancy	1		Parcel Id		C	Ownr	
Exterior Wall 1	11	Clapboard			B	S	
Exterior Wall 2			Adjust Type	Code	Description	Factor%	
Roof Structure	03	Gable	Condo Flr				
Roof Cover	03	Asphalt	Condo Unit				
Interior Wall 1	03	Plaster	COST / MARKET VALUATION				
Interior Wall 2							
Interior Floor 1	12	Hardwood					
Interior Floor 2			Net Other Adj		640,126		
Heat Fuel	03	Gas	Replace Cost		21,280		
Heat Type	04	Forced Air-Duc	Year Built		661,406		
AC Type	03	Central	Effective Year Built		2018		
Bedrooms	3		Depreciation Code		2017		
Full Baths	2		Remodel Rating		A		
Half Baths	1		Year Remodeled				
Extra Fixtures	1		Depreciation %		4		
Total Rooms	7		Functional Obsol		0		
Bath Style	02	Average	External Obsol		0		
Kitchen Style	02	Average	Trend Factor		1.000		
Extra Kitchens	0		Condition				
Fireplaces			Condition %				
Extra Openings			Percent Good		96		
Gas Fireplaces			Cns Sect Rcnld		634,900		
Sq Ft Fin Bsmt			Dep % Ovr				
FBM Quality			Dep Ovr Comment				
Foundation	06	Poured Conc	Misc Imp Ovr				
Bsmt Garage			Misc Imp Ovr Comment				
Bsmt Area			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
SLR	Solar Panels	L	22	1050.00	2022	A	70	B	1.50	34,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,260	1,260	1,260	265.39	334,394
BSM	Basement	0	1,260	252	53.08	66,879
CTH	Cathedral Ceiling	0	168	17	26.86	4,512
DCK	Deck	0	261	26	26.44	6,900
FOP	Open Porch	0	252	38	40.02	10,085
TQS	Three Quarter Story	819	1,092	819	199.04	217,356
Ttl Gross Liv / Lease Area		2,079	4,293	2,412		640,126

