

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
OLD CAPE REALTY LLC  PO BOX 11  DUXBURY MA 02331			0 Water	1 Paper Street	0 Average	Description	Code	Appraised	Assessed
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1040	510,800	510,800
				0 Light		RES LAND	1040	1,291,700	1,291,700
<b>SUPPLEMENTAL DATA</b>						RESIDNTL	1040	37,000	37,000
Alt Prcl ID		Scnd Home LEASED		Cyclical Exemption W					
Tax Class T		Tot Fin Area 3538		District Res Exem					
Total Acres .998		Chapter Lan		Assoc Pid#					
GIS ID F_880359_2844042						Total 1,839,500 1,839,500			

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
OLD CAPE REALTY LLC		45399 0231	04-03-2015	U	I	1	1B	Year	Code	Assessed	Year	Code	Assessed
FERREIRA JOHN T		11155 0039	07-31-1992	U	I	169,000	1L	2023	1040	395,200	2022	1040	327,700
								1040	1,126,700		2021	1040	647,400
								1040	19,500		1040	19,500	19,500
								Total 1,541,400			Total 1,113,800		Total 992,000

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
		Total	0.00					

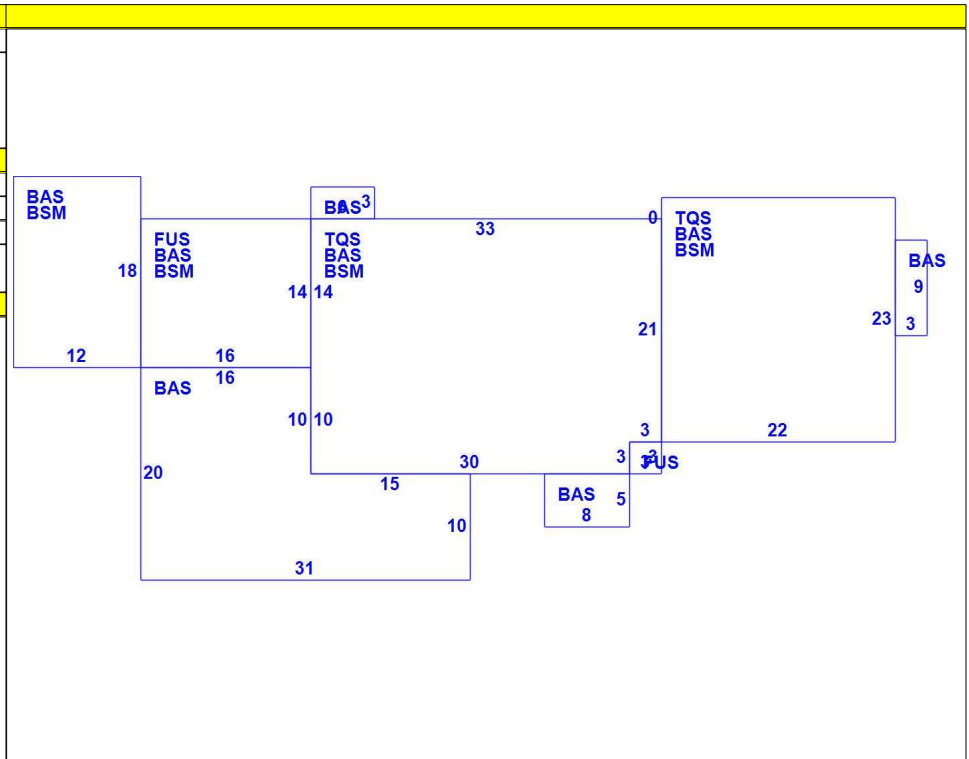
This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0090				

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-21-251	06-09-2021	RM	Remodel	30,000		100		Update kitchen and bath includin		07-05-2016	JLF	10	1	00	Measure & Listed
2017-88	05-23-2017	MN	Maintenance	12,215		100		STRIP & REROOF		04-12-2013	VGS			20	Field Review
20000250	06-20-2000	MN	Maintenance	2,500		100		REROOF AND NEW DOOR		07-02-2008	BSB			01	Measure - No Entry
19990514	11-10-1999	MN	Maintenance	12,000	05-23-2001	100		REPAIR TENNIX COURT							

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	1040	Two Family	RC	Primary	40,000	SF 8.75	1.00000	5	1.00	0090	3.661			1.0000	32.04	1,281,400
1	1040	Two Family	RC	Residual	0.080	AC 35,000.00	1.00000	5	1.00	0090	3.661			1.0000	2.96	10,300
Total Card Land Units					1.00	AC	Parcel Total Land Area			1.00	Total Land Value			1,291,700		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	1729	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.9				
Occupancy	2		<b>CONDO DATA</b>		
Exterior Wall 1	11	Clapboard	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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		719,267
Interior Floor 2	14	Carpet	Replace Cost		43,160
Heat Fuel	03	Gas	Year Built		762,426
Heat Type	04	Forced Air-Duc	Effective Year Built		1910
AC Type	03	Central	Depreciation Code		1988
Bedrooms	5		Remodel Rating		A
Full Baths	4		Year Remodeled		
Half Baths	1		Depreciation %		33
Extra Fixtures	4		Functional Obsol		
Total Rooms	12		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	1		Condition %		
Fireplaces	1		Percent Good		67
Extra Openings	1		Cns Sect Rcnld		510,800
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	03	Stone	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	1729		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
TEN	Tennis Court	L	1	48500.00	1990	A	70	C	1.00	34,000
SHD1	Shed	L	80	21.00	1980	A	70	C	1.00	1,200
PTO	Patio	L	170	15.00	2000	A	70	C	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,284	2,284	2,284	187.80	428,931
BSM	Basement	0	1,729	346	37.58	64,978
FUS	Finished Upper Story	233	233	233	187.80	43,757
TQS	Three Quarter Story	967	1,289	967	140.88	181,601
Ttl Gross Liv / Lease Area		3,484	5,535	3,830		719,267

