

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
MASTROVITA ROBERT P TT		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed
MASTROVITA POPPY G TT		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	427,900	427,900
88 UPLAND RD		<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	1,513,100	1,513,100		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2566 Total Acres 1.068 Chapter Lan GIS ID F_885330_2842390				Cyclical Exemption W District Res Exem Assoc Pid#		RESIDNTL	1010	36,200	36,200
								Total		1,977,200	1,977,200

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MASTROVITA ROBERT P TT		51030 344	04-24-2019	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MASTROVITA ROBERT P		3688 0702	01-01-2001	U	I	1	1	2023	1010	328,700	2022	1010	302,000	2021	1010	264,900
								1010	1,394,700		1010	913,200		1010	848,800	
								1010	20,600		1010	20,600		1010	17,800	
								Total		1,744,000	Total		1,235,800	Total		1,131,500

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0130			Batch

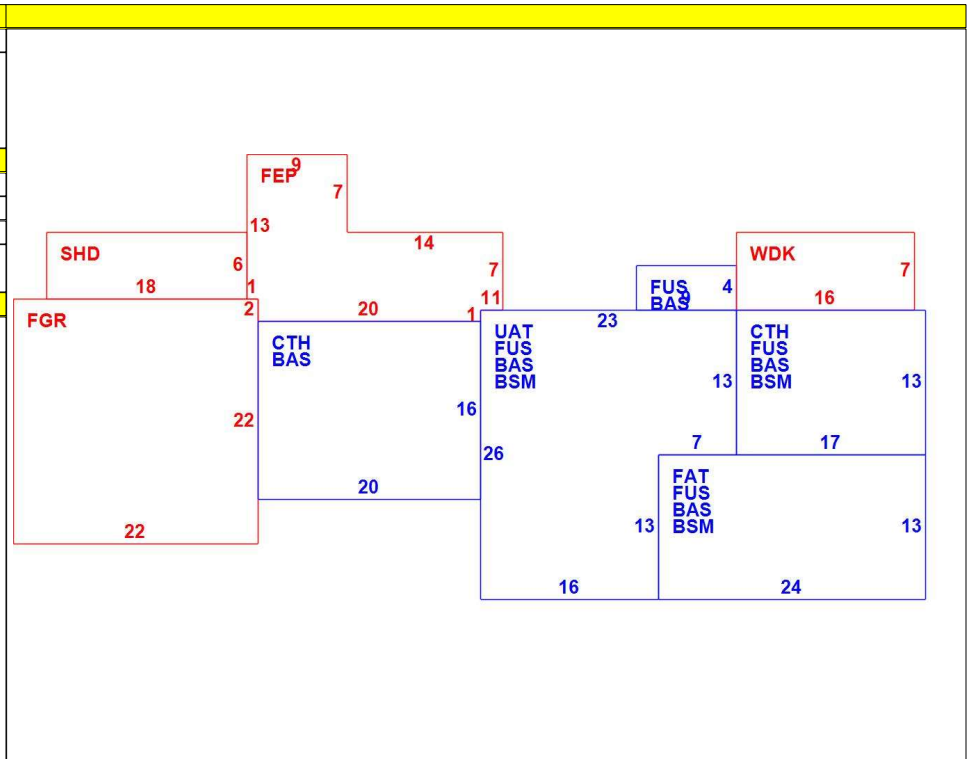
  

APPRAISED VALUE SUMMARY															
Appraised Bldg. Value (Card)										427,900					
Appraised Xf (B) Value (Bldg)										0					
Appraised Ob (B) Value (Bldg)										36,200					
Appraised Land Value (Bldg)										1,513,100					
Special Land Value										0					
Total Appraised Parcel Value										1,977,200					
Valuation Method										C					
Total Appraised Parcel Value										1,977,200					

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
QPO-23-25	08-15-2023	MN	Maintenance	14,909		100		REPAIR ROOF, SIDING, & 3 SK		05-25-2023	SJD	10	1	01	Measure - No Entry
QPO-23-30	02-08-2023	MN	Maintenance	3,848		100	02-08-2023	ATTIC AIR SEALING/INSULATIO		11-05-2014	SJD	8	1	00	Measure & Listed
QPO-20-12	05-13-2020	MN	Maintenance	13,900		100	06-25-2020	STRIP & REROOF		04-12-2013	VGS			20	Field Review
103	07-08-2010	MN	Maintenance	12,700		100		10 ANDERSON WINDOWS		03-04-2013	AO	6	6	30	Quality Control
										04-05-2000	K+B		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	0130	4.259			1.0001	37.27	
1	1010	Single Family	RC	Residual	0.150 AC	35,000.00	1.00000	5	1.00	0130	4.259			1.0000	3.43	
Total Card Land Units					1.07	AC	Parcel Total Land Area					1.07	Total Land Value			1,513,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1040	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	181.00	Partial
Stories	2.35		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	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		615,252
Interior Floor 2			Replace Cost		53,300
Heat Fuel	02	Oil	Year Built		668,551
Heat Type	05	Hot Water	Effective Year Built		1971
AC Type	03	Central	Depreciation Code		1985
Bedrooms	3		Remodel Rating		F
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		36
Extra Fixtures	1		Functional Obsol		
Total Rooms	10		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		64
Extra Openings	1		Cns Sect Rcnd		427,900
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	832		Dep Ovr Comment		
FBM Quality	02	Low Quality	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1040		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	1960	F	55	C	1.00	26,700
GNR	GENERATOR	L	1	12400.00	2005	A	70	C	1.00	8,700
PTO	Patio	L	192	15.00	1980	F	55	D	0.50	800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,396	1,396	1,396	186.84	260,823
BSM	Basement	0	1,040	208	37.37	38,862
CTH	Cathedral Ceiling	0	541	54	18.65	10,089
FAT	Finished Attic	94	312	94	56.29	17,563
FEP	Finished Enclosed Porch	0	243	146	112.26	27,278
FGR	Garage	0	484	194	74.89	36,246
FUS	Finished Upper Story	1,076	1,076	1,076	186.84	201,036
SHD	Attached Shed	0	108	38	65.74	7,100
UAT	Unfinished Attic	0	507	76	28.01	14,200
WDK	Deck	0	112	11	18.35	2,055
Ttl Gross Liv / Lease Area		2,566	5,819	3,293		615,252

