

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
ROMANO JOHN R			0 Water	0 Two-Way	0 Excellent	Description	Code	Appraised	Assessed
365 KING CAESAR RD			0 Septic	0 Paved	0 Very Good	RESIDNTL	1010	839,800	839,800
DUXBURY MA 02332		<b>SUPPLEMENTAL DATA</b>			0 Medium	RES LAND	1010	4,202,700	4,202,700
Alt Prcl ID		Cyclical 8			0 Bay Ft	RESIDNTL	1010	74,600	74,600
Scnd Home		Exemption							
Tax Class T		W W							
Tot Fin Area 4988		District							
Total Acres .656		Res Exem							
Chapter Lan		Assoc Pid#							
GIS ID F_886312_2842637									
Total								5,117,100	5,117,100

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
ROMANO JOHN R		13679 257	07-06-1995	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
CAMPO CAROL TRUSTEE		12558 189	01-03-1994	Q	I	950,000	00	2023	1010	702,600	2022	1010	642,500	2021	1010	619,500	
									1010	3,873,900		1010	3,605,700		1010	3,100,400	
									1010	28,900		1010	28,900		1010	28,900	
Total								4,605,400			Total		4,277,100		Total		3,748,800

EXEMPTIONS				OTHER ASSESSMENTS				APPRaised VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 839,800			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0130			

NOTES				VISIT / CHANGE HISTORY					
				Date	Id	Type	Is	Cd	Purpose/Result
				02-21-2023	SJD	0	7	00	Measure & Listed
				04-12-2013	VGS			20	Field Review
				07-02-2008	KP			01	Measure - No Entry
				Total Appraised Parcel Value				5,117,100	
				Total Appraised Parcel Value				5,117,100	

BUILDING PERMIT RECORD								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
QPO-22-30	12-01-2022	MN	Maintenance	21,566	02-21-2023	100	12-01-2022	REPLACE 2 PATIO DOORS
BPO-22-250	07-08-2022	NC	New Construct	74,700		100	05-31-2023	PIER= 4X34 RAMP & STAIRS, 4
2018-152	08-03-2018	MN	Maintenance	35,305		100		REPLACE 16W INDOWS
36	04-06-2010	MN	Maintenance	17,600		100		STRIP & REROOF
13125	03-28-1994	AD	Addition	66,000	10-02-1995	100		FULL BAS & ADDITIONS

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	28,577 SF	11.51	1.00000	5	1.00	0130	4.259	Waterfront	W300	3.0000	147.07	4,202,700
Total Card Land Units					0.66	AC	Parcel Total Land Area					0.66	Total Land Value			4,202,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1364	
Model	01	Residential	Bsmt Type	03	
Grade	08	Excellent	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			1,128,745
Interior Floor 2			Net Other Adj		54,075
Heat Fuel	03	Gas	Replace Cost		1,182,821
Heat Type	05	Hot Water	Year Built		1929
AC Type	01	None	Effective Year Built		1992
Bedrooms	4		Depreciation Code		G
Full Baths	4		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		29
Total Rooms	10		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	3		Condition %		
Extra Openings	2		Percent Good		71
Gas Fireplaces	0		Cns Sect Rcnld		839,800
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1364		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
SPL2	Ing Pool-Good	L	336	89.00	1980	A	70	C	1.00	20,900
FGR1	Garage - 1 Sto	L	570	52.00	1980	A	70	C	1.00	20,700
DCK1	Residential	L	379	58.00	2022	E	100	B	1.50	33,000

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAL	Balcony	0	43	4	19.86	854
BAS	First Floor	2,546	2,546	2,546	213.54	543,660
BSM	Basement	0	1,364	273	42.74	58,295
FOP	Open Porch	0	72	11	32.62	2,349
FUS	Finished Upper Story	2,442	2,442	2,442	213.54	521,452
PTO	Patio	0	43	2	9.93	427
WDK	Deck	0	78	8	21.90	1,708
Ttl Gross Liv / Lease Area		4,988	6,588	5,286		1,128,745

