

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
STAPINSKI CARL			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
WISNIESKI-STAPINSKI ARLENE			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	587,700	587,700
203 MEETING HOUSE RD		<b>SUPPLEMENTAL DATA</b>			RESIDNTL	1010	527,200	527,200	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2244 Total Acres .938 Chapter Lan GIS ID F_875543_2836768			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	40,400	40,400
						Total		1,155,300	1,155,300

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
STAPINSKI CARL		LCC 116047	05-23-2011	Q	I	645,000	00	Year	Code	Assessed	Year	Code	Assessed	
								2023	1010	450,300	2022	1010	413,200	
									1010	627,000		1010	483,400	
									1010	24,900		1010	24,900	
						Total		1,102,200	Total		921,500	Total		803,900

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

**APPRAISED VALUE SUMMARY**

Appraised Bldg. Value (Card) 587,700  
 Appraised Xf (B) Value (Bldg) 0  
 Appraised Ob (B) Value (Bldg) 40,400  
 Appraised Land Value (Bldg) 527,200  
 Special Land Value 0  
 Total Appraised Parcel Value 1,155,300  
 Valuation Method C  
 Total Appraised Parcel Value 1,155,300

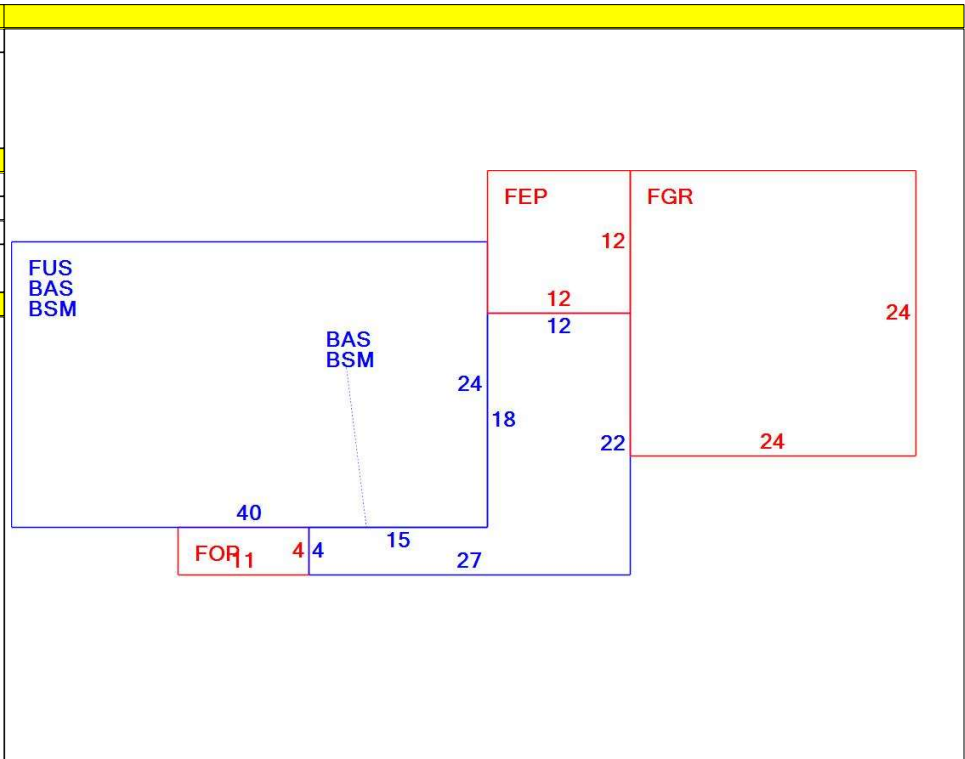
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

NOTES									

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
EPO-22-273	06-09-2022	EL	Electric			0		INSTALL GENERATOR	10-05-2020	SJT	10		20	Field Review
2000100	04-05-2000	NC	New Construct	15,000	06-20-2001	100		INGROUND POOL	04-12-2013	VGS			20	Field Review
10850	06-02-1988	RM	Remodel			100		CATH CEIL W/SKYLIGHT	04-25-2011	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	0080	1.503			13.15	526,100	
1	1010	Single Family	RC	Residual	0.020	AC 35,000.00	1.00000	5	1.00	0080	1.503			1.26	1,100	
Total Card Land Units					0.94	AC	Parcel Total Land Area					0.94	Total Land Value			527,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1284	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	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		642,019
Interior Floor 2			Replace Cost		49,360
Heat Fuel	02	Oil	Year Built		1960
Heat Type	05	Hot Water	Effective Year Built		2006
AC Type	01	None	Depreciation Code		E
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		15
Extra Fixtures	2		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		85
Extra Openings	0		Cns Sect Rcnld		587,700
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	550		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1284		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	648	89.00	2000	A	70	C	1.00	40,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
BAS	First Floor	1,284	1,284	1,284	227.34	291,910
BSM	Basement	0	1,284	257	45.50	58,427
FEP	Finished Enclosed Porch	0	144	86	135.77	19,552
FGR	Garage	0	576	230	90.78	52,289
FOP	Open Porch	0	44	7	36.17	1,591
FUS	Finished Upper Story	960	960	960	227.34	218,250
Ttl Gross Liv / Lease Area		2,244	4,292	2,824		642,019

