

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
COPP BRUCE E			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
COPP TRACY P			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	342,400	342,400
88 CHESTNUT ST		SUPPLEMENTAL DATA			0 Heavy	RES LAND	1010	457,200	457,200
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2034 Total Acres 1.158 Chapter Lan GIS ID F_876857_2835031			Cyclical 9 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	19,200	19,200
						Total		818,800	818,800

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
COPP BRUCE E		16032 0001	03-27-1998	U	I	230,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	263,000	2022	1010	216,700	2021	1010	220,600
									1010	490,700		1010	311,800		1010	300,800
									1010	14,800		1010	14,800		1010	14,800
						Total		768,500		Total		543,300		Total		536,200

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				APPRAISED VALUE SUMMARY												
Nbhd	Nbhd Name	B	Tracing	Batch												
0060																
NOTES																
												Appraised Bldg. Value (Card)		342,400		
												Appraised Xf (B) Value (Bldg)		0		
												Appraised Ob (B) Value (Bldg)		19,200		
												Appraised Land Value (Bldg)		457,200		
												Special Land Value		0		
												Total Appraised Parcel Value		818,800		
												Valuation Method		C		
												Total Appraised Parcel Value		818,800		

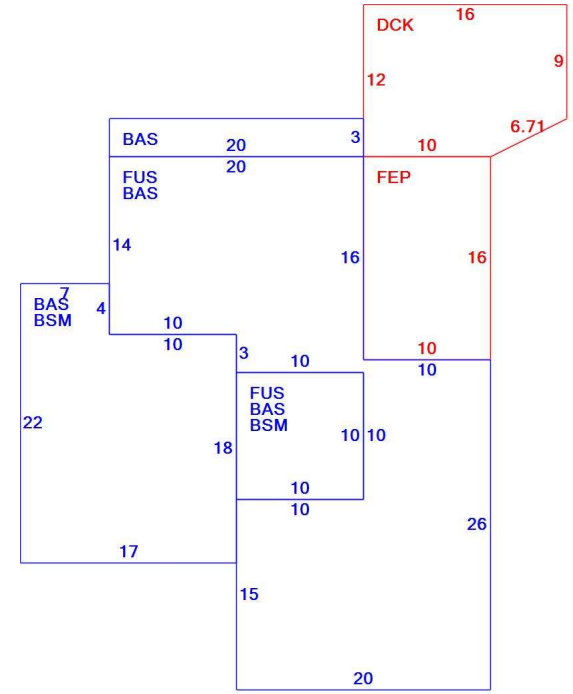
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
BPO-23-289	09-06-2023	SP	Solar Panels	75,254		0		23 ROOF MOUNTED SOLAR PA		04-12-2013	VGS			20	Field Review
QPO-23-24	08-04-2023	MN	Maintenance	26,654		100		STRIP & REROOF (FULL ROOF		01-01-2000	K+B		1	00	Measure & Listed
QPO-22-23	11-03-2022	MN	Maintenance	5,143		100		Weatherization and air sealing							
QPO-22-25	11-02-2022	MN	Maintenance	45,732		100		Replace windows in Den, stairwell							
15148	10-02-1998	RM	Remodel	20,000	07-09-1999	100		KITCH/BATH/WNDWS/							
12162	12-16-1991	MN	Maintenance	425		100		REPL 40FT GUTTER							

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	0060	1.341		ES95	0.9500	11.15	445,900
1	1010	Single Family	RC	Residual	0.240 AC	35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.08	11,300
Total Card Land Units					1.16 AC	Parcel Total Land Area					1.16	Total Land Value			457,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	434	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	01	None			
Bedrooms	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	03	Stone			
Bsmt Garage	0				
Bsmt Area	434				

CONDO DATA			
Parcel Id		C	Owne
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Net Other Adj	465,955
Replace Cost	16,250
Year Built	482,205
Effective Year Built	1900
Depreciation Code	1992
Remodel Rating	G
Year Remodeled	
Depreciation %	29
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	71
Cns Sect Rcnd	342,400
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
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
FGR1	Garage - 1 Sto	L	528	52.00	1980	A	70	C	1.00	19,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,214	1,214	1,214	208.48	253,096
BSM	Basement	0	434	87	41.79	18,138
DCK	Deck	0	183	18	20.51	3,753
FEP	Finished Enclosed Porch	0	160	96	125.09	20,014
FUS	Finished Upper Story	820	820	820	208.48	170,954
Ttl Gross Liv / Lease Area		2,034	2,811	2,235		465,955



88 CHESTNUT ST

