

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
RAPELYE PETER Y			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
RAPELYE JANET L			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,700,300	1,700,300
95 EAGLES NEST RD		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	1,291,700	1,291,700	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 5076 Total Acres .998 Chapter Lan GIS ID F_879358_2831704			Cyclical 9 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	11,500	11,500
						Total		3,003,500	3,003,500

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
RAPELYE PETER Y		LCC 122218	07-31-2015	Q	I	1,650,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
VICKERS JEFFREY P & SANDRA S		LCC 76531	01-19-1988	Q	I	725,000	00	2023	1010	1,297,700	2022	1010	1,188,900	2021	1010	976,300
									1010	1,126,700		1010	766,600		1010	758,500
									1010	8,200		1010	8,200		1010	5,400
						Total		2,432,600		Total		1,963,700		Total		1,740,200

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						
0090												
NOTES										Appraised Bldg. Value (Card)		1,700,300
										Appraised Xf (B) Value (Bldg)		0
										Appraised Ob (B) Value (Bldg)		11,500
										Appraised Land Value (Bldg)		1,291,700
										Special Land Value		0
										Total Appraised Parcel Value		3,003,500
										Valuation Method		C
										Total Appraised Parcel Value		3,003,500

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
61	03-03-2003	AD	Addition	180,000	05-10-2004	100		AD,REMOD,NEW GARAGE		12-19-2016	JLF	10	1	00	Measure & Listed
13053	12-17-1993	NC	New Construct		01-01-1994	100		12X16 ACCESSORY BLDG		05-23-2016	SJD	9		01	Measure - No Entry
12404	06-25-1992	AD	Addition	12,000	01-01-1993	100		900' EXIST BASEMENT		04-12-2013	VGS			20	Field Review
										09-02-2008	BSB		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	0090	3.661			1.0000	32.04	1,281,400
1	1010	Single 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)**

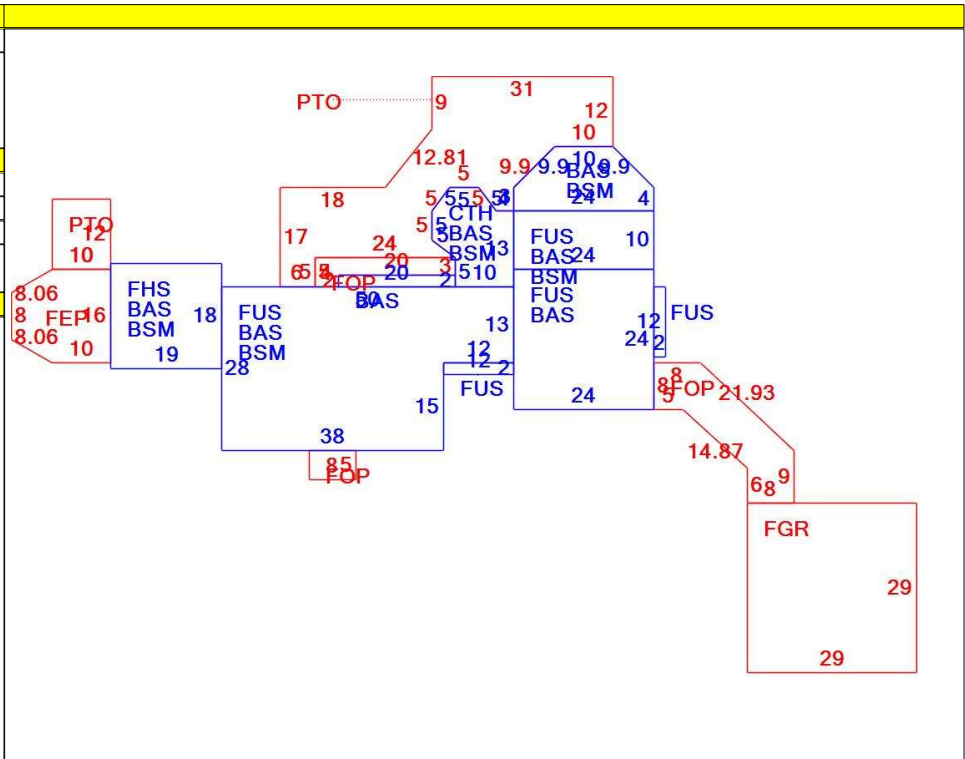
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2205	
Model	01	Residential	Bsmt Type	04	
Grade	11	Prime	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	04	Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	5				
Full Baths	3				
Half Baths	2				
Extra Fixtures	4				
Total Rooms	11				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	3				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	683				
FBM Quality	05	Living Area			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	2205				

**CONDO DATA**

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

**COST / MARKET VALUATION**

Net Other Adj	1,719,901
Replace Cost	1,828,294
Year Built	1986
Effective Year Built	2014
Depreciation Code	R
Remodel Rating	
Year Remodeled	
Depreciation %	7
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	93
Cns Sect Rcnd	1,700,300
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
SHD1	Shed	L	192	21.00	1993	A	70	C	1.00	2,800
GNR	GENERATOR	L	1	12400.00	2010	A	70	C	1.00	8,700

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,821	2,821	2,821	280.80	792,137
BSM	Basement	0	2,205	441	56.16	123,833
CTH	Cathedral Ceiling	0	188	19	28.38	5,335
FEP	Finished Enclosed Porch	0	244	146	168.02	40,997
FGR	Garage	0	841	336	112.19	94,349
FHS	Finished Half Story	171	342	171	140.40	48,017
FOP	Open Porch	0	375	56	41.93	15,725
FUS	Finished Upper Story	2,084	2,084	2,084	280.80	585,187
PTO	Patio	0	1,027	51	13.94	14,321
Ttl Gross Liv / Lease Area		5,076	10,127	6,125		1,719,901

