

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CASALE PAUL T			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
CASALE CLAIRE W			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	689,400	689,400
PO BOX 1433		SUPPLEMENTAL DATA			RES LAND	1010	606,400	606,400	
DUXBURY MA 02331		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3980 Total Acres .47 Chapter Lan GIS ID F_878182_2833222			Cyclical 9 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	66,200	66,200
						Total		1,362,000	1,362,000

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
CASALE PAUL T		LCC 47462	01-01-2001	U	I	0	1	Year	Code	Assessed	Year	Code	Assessed	
								2023	1010	512,500	2022	1010	427,500	
									1010	630,000		1010	528,100	
									1010	42,800		1010	42,800	
						Total		1,185,300	Total		998,400	Total		866,600

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) 689,400
 Appraised Xf (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 66,200
 Appraised Land Value (Bldg) 606,400
 Special Land Value 0
 Total Appraised Parcel Value 1,362,000
 Valuation Method C
 Total Appraised Parcel Value 1,362,000

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0110			

NOTES									

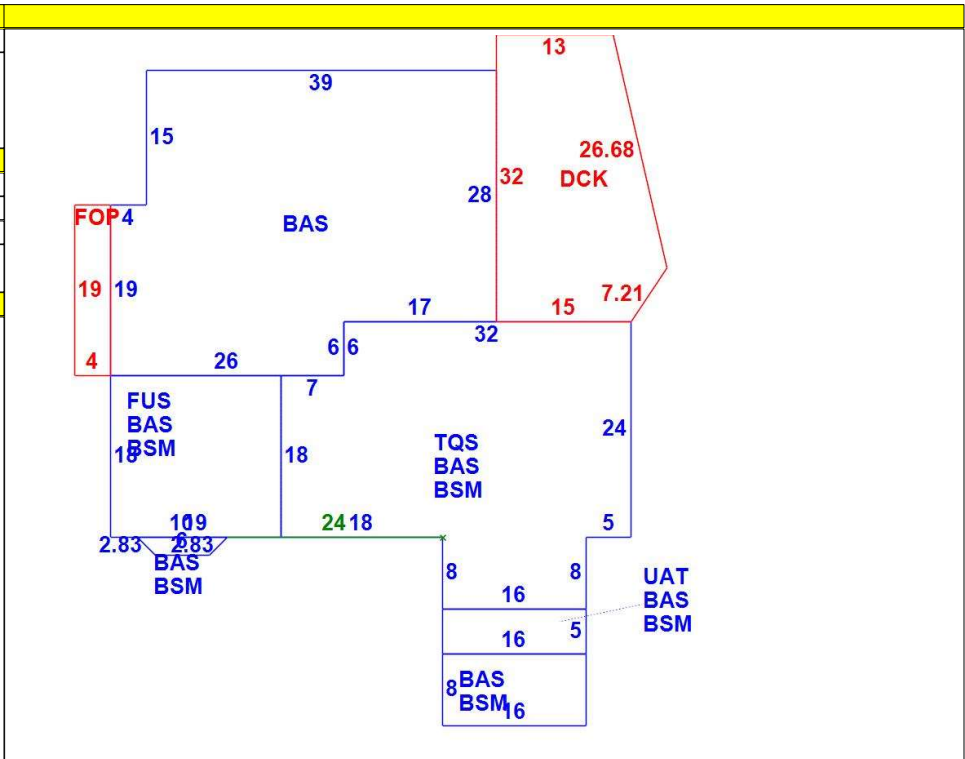
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
BPO-21-536	12-22-2021	RM	Remodel	170,000		100		PLAN #AY-054 RMDL 725 SF C	04-12-2013	VGS			20	Field Review
2017-93	05-26-2017	MN	Maintenance	6,312		100		REBUILD CHIMNEY CASING C	05-17-2003	KP		4	08	Measure - Interior Refusal
108	03-27-2002	RM	Remodel	8,000	05-17-2003	100		REMODEL KITCHEN						
53	02-14-2002	AD	Addition	31,500	05-17-2003	100		14x15 ONE STORY ADD						
11850	05-05-1991	AD	Addition			100		ADDN BEDRM & BATH						

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	20,473 SF	15.11	1.00000	5	1.00	0110	1.960		1.0000	29.62	606,400
Total Card Land Units					0.47 AC	Parcel Total Land Area					0.47	Total Land Value			606,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1572	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.75				
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	02	Oil			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	5				
Full Baths	4				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	10				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1572				

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

COST / MARKET VALUATION		
Net Other Adj		893,715
Replace Cost		37,845
Year Built		931,561
Effective Year Built		1956
Depreciation Code		1995
Remodel Rating		G
Year Remodeled		
Depreciation %	26	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	74	
Cns Sect Rcnd	689,400	
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
SPL2	Ing Pool-Good	L	798	89.00	1981	A	70	C	1.00	49,700
FGR1	Garage - 1 Sto	L	308	52.00	1984	A	70	C	1.00	11,200
PTO	Patio	L	500	15.00	1981	A	70	C	1.00	5,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,888	2,888	2,888	203.58	587,939
BSM	Basement	0	1,588	318	40.77	64,738
DCK	Deck	0	518	52	20.44	10,586
FOP	Open Porch	0	76	11	29.47	2,239
FUS	Finished Upper Story	342	342	342	203.58	69,624
TQS	Three Quarter Story	767	1,022	767	152.78	156,146
UAT	Unfinished Attic	0	80	12	30.54	2,443
Ttl Gross Liv / Lease Area		3,997	6,514	4,390		893,715



73 CAPTAINS HILL RD

