

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
RAKAUSKAS DAVID P			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
RAKAUSKAS KIM J			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	467,500	467,500
70 CAPTAINS HILL RD		SUPPLEMENTAL DATA			RES LAND	1010	662,200	662,200	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2439 Total Acres .78 Chapter Lan			Cyclical 9 Exemption W District Res Exem				
GIS ID F_878002_2833190		Assoc Pid#			Total 1,129,700 1,129,700				

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
RAKAUSKAS DAVID P		LCC 109478	08-16-2006	U	I	737,500	1	Year	Code	Assessed	Year	Code	Assessed
PAULL SUSAN S		LCC 87023	09-19-1994	U	I	1	1A	2023	1010	348,800	2022	1010	277,600
									1010	689,500	2021	1010	277,400
												1010	476,000
								Total		1,038,300	Total		847,600
								Total			Total		753,400

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)	467,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	662,200
Special Land Value	0
Total Appraised Parcel Value	1,129,700
Valuation Method	C
Total Appraised Parcel Value	1,129,700

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0110				

NOTES									
WATER PROBLEM IN BASEMENT									

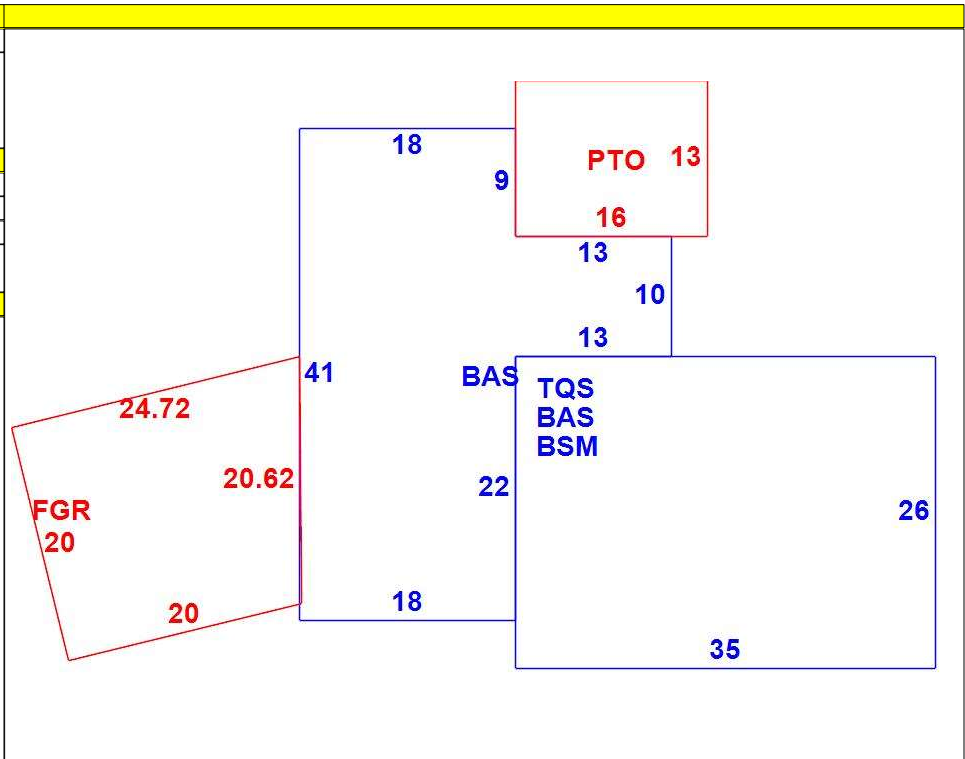
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
329	09-18-2006	RM	Remodel	17,000	06-29-2007	100		2ND FLR BATHROOM	12-07-2021	SJT	10		01	Measure - No Entry
322	09-14-2006	RM	Remodel	24,000	06-21-2007	100		EXIST BTHRM&NEW BATH	04-12-2013	VGS			20	Field Review
10893	07-07-1988	AD	Addition			100		ENLARGE KITCHEN,REMO	03-13-2013	AO	6	6	30	Quality Control
									06-29-2007	KP		8	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	33,977	SF 9.94	1.00000	5	1.00	0110	1.960		1.0000	19.49	662,200
Total Card Land Units					0.78	AC	Parcel Total Land Area					0.78	Total Land Value		662,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	910	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.5				
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	05	Hot Water			
AC Type	01	None			
Bedrooms	4				
Full Baths	2				
Half Baths	0				
Extra Fixtures	2				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
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	910				

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

COST / MARKET VALUATION	
Net Other Adj	614,851
Replace Cost	25,520
Year Built	1953
Effective Year Built	1994
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	27
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	73
Cns Sect Rcnd	467,500
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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,778	1,778	1,778	217.11	386,019
BSM	Basement	0	910	182	43.42	39,514
FGR	Garage	0	448	179	86.75	38,862
PTO	Patio	0	208	10	10.44	2,171
TQS	Three Quarter Story	683	910	683	162.95	148,285
Ttl Gross Liv / Lease Area		2,461	4,254	2,832		614,851

