

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CAPRARO PETER			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	
CAPRARO KERRIE			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	895,100	895,100	
1020 UNION ST		<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	194,500	194,500	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 0 Total Acres .65 Chapter Lan		Cyclical 1 Exemption W District Res Exem						
GIS ID F_856645_2854300		Assoc Pid#						Total	1,089,600	1,089,600

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CAPRARO PETER		49382 0151	01-08-2018	U	V	335,000	1P	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
POPOLOSKI MARTHA L & CHRISTOPHE		46656 0314	03-04-2016	U	V	225,000	1	2023	1010	703,800	2022	1010	648,400	2021	1010	548,900
STEVENS LA & A M CUNNINGHAM TT		46656 0310	03-04-2016	U	V	1	1A		1010	202,400		1010	167,200		1010	137,000
FRISBEE LILLIAN TT GRAM & GRAMPS		24689 0205	04-02-2003	U	V	1	1A	Total								
									906,200	Total		815,600	Total		685,900	

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

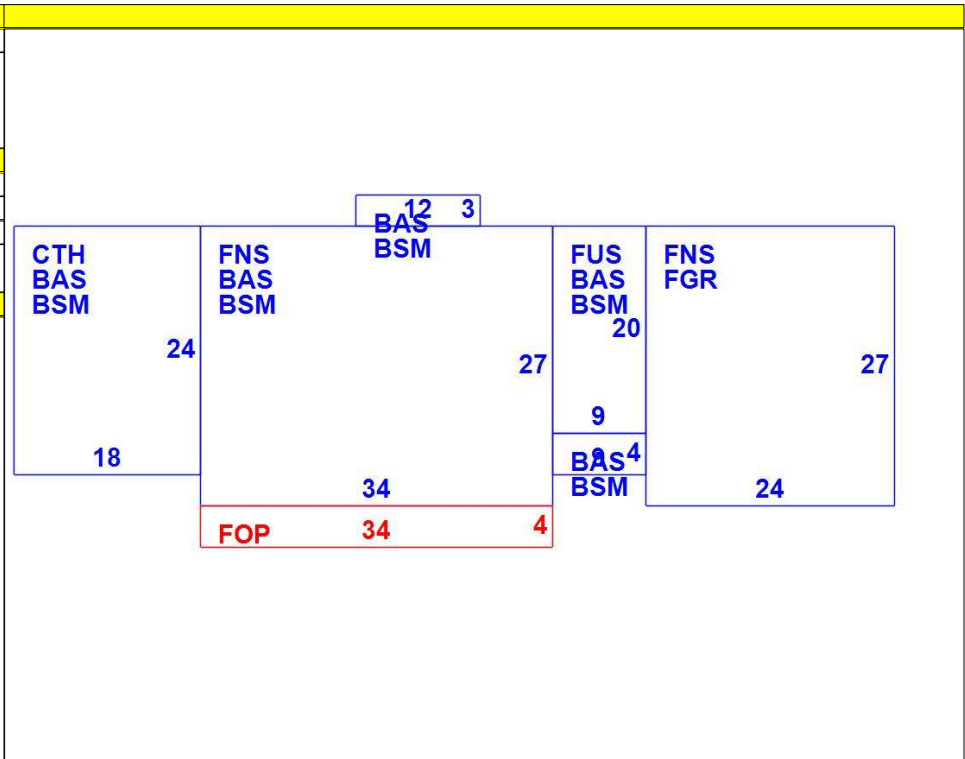
  

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	895,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	194,500
Special Land Value	0
Total Appraised Parcel Value	1,089,600
Valuation Method	C
Total Appraised Parcel Value	1,089,600

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
BP-19-192	06-11-2019	MN		11,172	01-29-2020	100		Cut Roof ridge cap/Remove foam		01-29-2020	SJT	5		20	Field Review
2017-288	09-11-2017	NC	New Construct	358,780	03-19-2019	100		SINGLE FAMILY 1ST FL: 1550'		03-19-2019	SJT	5		01	Measure - No Entry
										04-12-2018	JLF	5		01	Measure - No Entry
										01-01-2018	AO	3		99	Vacant Land

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	29,005 SF	11.37	1.00000	5	0.59	0050	1.000		1.0000	6.71	194,500	
Total Card Land Units					0.67	AC	Parcel Total Land Area					0.67	Total Land Value			194,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1602	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area		Full
Stories	1.9				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2	12	Cedar Or Redwd			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		918,962
Interior Floor 2			Replace Cost		23,275
Heat Fuel	03	Gas	Year Built		2017
Heat Type	04	Forced Air-Duc	Effective Year Built		2016
AC Type	03	Central	Depreciation Code		A
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		5
Extra Fixtures	1		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		95
Fireplaces			Pernt Good		895,100
Extra Openings			Cns Sect Rcnld		
Gas Fireplaces			Dep % Ovr		
Sq Ft Fin Bsmt			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	1602		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	1,602	1,602	1,602	239.75	384,080
BSM	Basement	0	1,602	320	47.89	76,720
CTH	Cathedral Ceiling	0	432	43	23.86	10,309
FGR	Garage	0	648	259	95.83	62,095
FNS	Finished 90% Story	1,409	1,566	1,409	215.71	337,808
FOP	Open Porch	0	136	20	35.26	4,795
FUS	Finished Upper Story	180	180	180	239.75	43,155
Ttl Gross Liv / Lease Area		3,191	6,166	3,833		918,962

