

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
SCHIPPERS KIMBERLY S TT			0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
878 UNION ST REALTY TRUST			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	182,000	182,000	
878 UNION ST					0	Medium			RES LAND	1010	366,800	366,800	
<b>SUPPLEMENTAL DATA</b>													<b>VISION</b>
Alt Prcl ID					Cyclical 1								
Scnd Home					Exemption								
DUXBURY MA 02332			Tax Class T		W								
			Tot Fin Area 1653		District								
			Total Acres 1.398		Res Exem								
			Chapter Lan										
			GIS ID F_858176_2852506		Assoc Pid#								
										Total	550,600	550,600	

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
SCHIPPERS KIMBERLY S TT			45910 0050	08-11-2015	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	
SCHIPPERS LOUIS			22640 0002	08-15-2002	U	I	280,000	1	2023	1010	135,700	2022	1010	113,100	
										1010	381,500		1010	314,400	
										1010	1,200		1010	1,200	
										Total	518,400	Total	428,700	Total	376,100

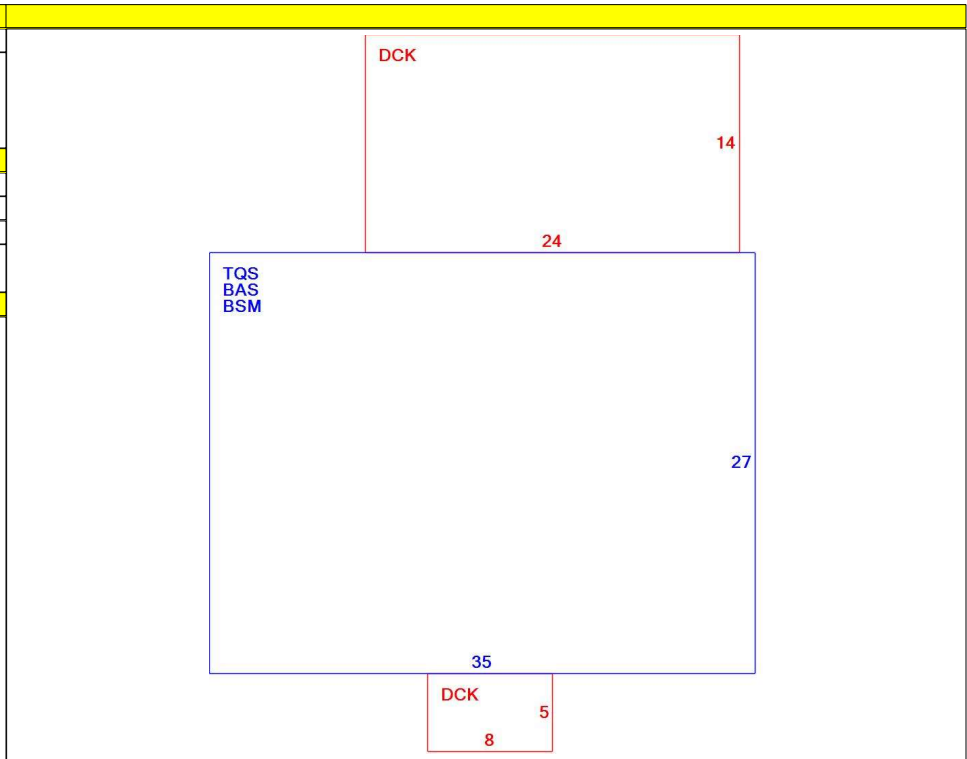
EXEMPTIONS				OTHER ASSESSMENTS				PREVIOUS ASSESSMENTS (HISTORY)								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor							
									<b>APPRAISED VALUE SUMMARY</b>							
			Total	0.00					Appraised Bldg. Value (Card)				182,000			
							Appraised Xf (B) Value (Bldg)				0					
							Appraised Ob (B) Value (Bldg)				1,800					
							Appraised Land Value (Bldg)				366,800					
							Special Land Value				0					
							Total Appraised Parcel Value				550,600					
							Valuation Method				C					
										Total Appraised Parcel Value	550,600					

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
2017-312	09-28-2017	MN	Maintenance	700	04-23-2018	100		REPLACE EXISTING ENTRY ST			04-23-2018	JLF	5		30	Quality Control
12	11-04-2009	MS	Miscellaneous	3,300		100		10X10 UTILITY BLDG			04-12-2013	VGS			20	Field Review
221	05-24-2005	MN	Maintenance	1,980		100		REPLACE 10 WINDOWS			06-09-2010	KP		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	WP	Primary	40,000 SF	8.75	1.00000	5	1.00	0050	1.000				1.0000	8.75	350,000
1	1010	Single Family	WP	Residual	0.480 AC	35,000.00	1.00000	5	1.00	0050	1.000				1.0000	0.80	16,800
Total Card Land Units					1.40 AC	Parcel Total Land Area					1.40	Total Land Value					366,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	945	
Model	01	Residential	Bsmt Type	00	
Grade	02	Below Average	Unfin Area	0.00	N/A
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	05	Hot Water			
AC Type	01	None			
Bedrooms	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	945				

CONDO DATA			
Parcel Id		C	Owne
			B S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
			273,292
Net Other Adj			11,050
Replace Cost			284,341
Year Built			1969
Effective Year Built			1985
Depreciation Code			F
Remodel Rating			
Year Remodeled			
Depreciation %			36
Functional Obsol			
External Obsol			
Trend Factor			1.000
Condition			
Condition %			
Percent Good			64
Cns Sect Rcnld			182,000
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	100	21.00	2010	G	85	C	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	945	945	945	145.29	137,300
BSM	Basement	0	945	189	29.06	27,460
DCK	Deck	0	376	38	14.68	5,521
TQS	Three Quarter Story	709	945	709	109.01	103,011
Ttl Gross Liv / Lease Area		1,654	3,211	1,881		273,292



878 UNION ST

