

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION												
KOPLOVSKY DOV KOPLOVSKY NATALY 161 HIGH ST				0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed													
				0	No Sewer	0	Paved	0	Average	RESIDNTL	0101	554,200	554,200													
		SUPPLEMENTAL DATA				0	Heavy				RES LAND	0101	404,100					404,100								
DUXBURY MA 02332		Alt Prcl ID		Cyclical		1				RESIDNTL	0101	121,300	121,300													
		Scnd Home		Exemption		W				61A LAND	0710	135,000	8,800													
		Tax Class T		District		Res Exem																				
Total Acres 13.758		Chapter Lan		Assoc Pid#																						
GIS ID F_854376_2845302										Total		1,214,600	1,088,400													
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)												
KOPLOVSKY DOV		23048	0003	10-04-2002		U	I			250,000		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
BRAINFRANK NOMINEE TRUST		19966	0075	06-06-2001		Q	I			3,175,000		00	2023	0101	425,400	2022	0101	350,200	2021	0101	332,900					
STONEBROOK RLTY CO		17002	0113	12-30-1998		U	I			175,989		1		0101	439,000		0101	366,700		0101	307,300					
ZERO FRANKLIN ST LIMITED PRTRSH		15647	0160	11-14-1997		U	I			1		1F		0101	77,000		0101	77,000		0101	77,000					
KOPLOVSKY EDWARD M		13911	0100	10-23-1995		Q	I			200,000		00		0710	8,700		0710	8,500		0710	9,000					
		Total											Total		950,100	Total		802,400	Total		726,200					
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		Appraised Bldg. Value (Card)				554,200												
0050										Appraised Xf (B) Value (Bldg)				0												
										Appraised Ob (B) Value (Bldg)				121,300												
										Appraised Land Value (Bldg)				539,100												
										Special Land Value				8,800												
										Total Appraised Parcel Value				1,214,600												
										Valuation Method				C												
										Total Appraised Parcel Value				1,214,600												
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									
BPO-22-458	11-17-2022	MN	Maintenance	47,140		100		Kitchen & bath remodel																		
2013-171	09-18-2013	MN	Maintenance	12,300		100		STRIP & REROOF																		
77	05-18-2011	AD	Addition	36,400	06-28-2011	100		FIN 2ND FL OF GARAGE																		
239	11-10-2010	AD	Addition	72,800		100		26X28DGAR,2FLUNFIN																		
238	11-10-2010	DM	Demolish	12,500		100		26X28 GAR/BARN																		
95	03-26-2003	RM	Remodel	24,000	01-24-2004	100		REFURB 2 STRY FM RM																		
13919	12-07-1995	RM	Remodel	25,000	04-29-1996	100		REMODEL KITCH 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	0710	Cranberry	RC	Cranberry	5.400	AC	25,000.00	1.00000	0	1.00	0050	1.000			1.0000	0.57	135,000									
Total Card Land Units					5.40	AC	Parcel Total Land Area			13.55	Total Land Value					135,000										

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description	No Sketch				
Style	99	Vacant Land	Bsmt Area							
Model	00	Vacant	Bsmt Type							
Grade			Unfin Area							
Stories			CONDO DATA							
Occupancy			Parcel Id		C	Owne				
Exterior Wall 1						B	S			
Exterior Wall 2			Adjust Type	Code	Description	Factor%				
Roof Structure			Condo Flr							
Roof Cover			Condo Unit							
Interior Wall 1			COST / MARKET VALUATION							
Interior Wall 2						0				
Interior Floor 1			Net Other Adj							
Interior Floor 2			Replace Cost							
Heat Fuel			Year Built							
Heat Type			Effective Year Built							
AC Type			Depreciation Code							
Bedrooms			Remodel Rating							
Full Baths			Year Remodeled							
Half Baths			Depreciation %							
Extra Fixtures			Functional Obsol							
Total Rooms			External Obsol			1.000				
Bath Style			Trend Factor							
Kitchen Style			Condition							
Extra Kitchens			Condition %							
Fireplaces			Percent Good							
Extra Openings			Cns Sect Rcnld							
Gas Fireplaces			Dep % Ovr							
Sq Ft Fin Bsmt			Dep Ovr Comment							
FBM Quality			Misc Imp Ovr							
Foundation			Misc Imp Ovr Comment							
Bsmt Garage			Cost to Cure Ovr							
Bsmt Area			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				
Ttl Gross Liv / Lease Area		0	0	0		0				

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
KOPLOVSKY DOV KOPLOVSKY NATALY 161 HIGH ST DUXBURY MA 02332			0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
			0	No Sewer	0	Paved	0	Average	RESIDNTL	0101	554,200	554,200	
			SUPPLEMENTAL DATA			Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3662 Total Acres 13.758 Chapter Lan GIS ID F_854376_2845302			Cyclical 1 Exemption W District Res Exem Assoc Pid#			RES LAND	
									RESIDNTL	0101	121,300	121,300	
									61A LAND	0710	135,000	8,800	
										Total	1,214,600	1,088,400	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
KOPLOVSKY DOV	23048	0003	10-04-2002	U	I	250,000	1A	Year	Code	Assessed	Year	Code	Assessed
BRAINFRANK NOMINEE TRUST	19966	0075	06-06-2001	Q	I	3,175,000	00	2023	0101	425,400	2022	0101	350,200
STONEBROOK RLTY CO	17002	0113	12-30-1998	U	I	175,989	1		0101	439,000		0101	366,700
ZERO FRANKLIN ST LIMITED PRTRSH	15647	0160	11-14-1997	U	I	1	1F		0101	77,000		0101	77,000
KOPLOVSKY EDWARD M	13911	0100	10-23-1995	Q	I	200,000	00		0710	8,700		0710	8,500
								Total	950,100	Total	802,400	Total	726,200

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)									554,200
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									121,300
Appraised Land Value (Bldg)									539,100
Special Land Value									0
Total Appraised Parcel Value									1,214,600
Valuation Method									C
Total Appraised Parcel Value									1,214,600

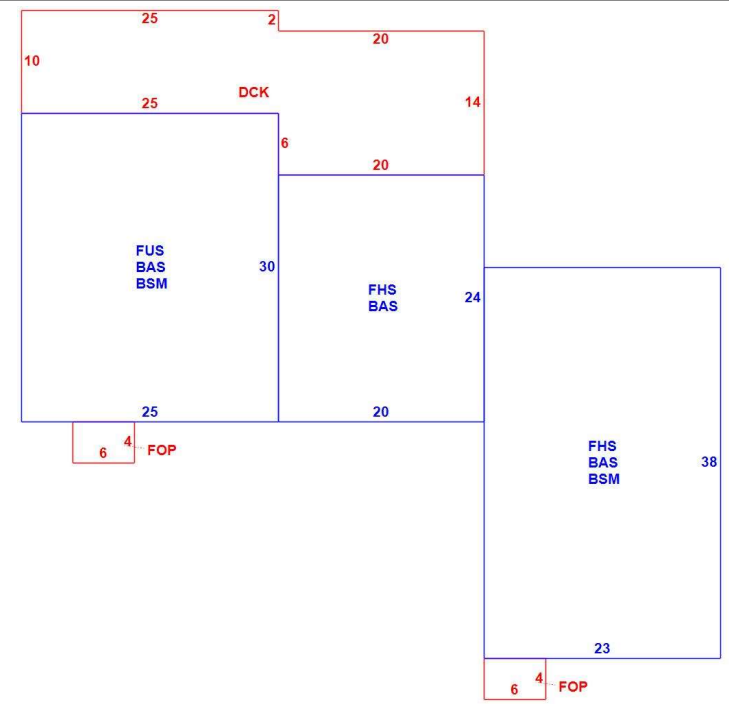
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result

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	
2	0101	Single Fam		Primary	40,000	SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,000		
2	0101	Single Fam		Residual	2.250	AC	35,000.00	0.56000	5	1.00	0050	1.000		1.0000	0.45	44,100		
2	0101	Single Fam		Undevelop	4.982	AC	2,000.00	1.00000	0	1.00	0050	1.000		1.0000	0.05	10,000		
Total Card Land Units					8.15	AC	Parcel Total Land Area					13.55	Total Land Value					404,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	1624	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	1.65				
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	1				
Total Rooms	9				
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	1624				

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

COST / MARKET VALUATION	
Net Other Adj	756,223
Replace Cost	24,360
Year Built	780,583
Effective Year Built	1875
Depreciation Code	1992
Remodel Rating	G
Year Remodeled	
Depreciation %	29
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	71
Cns Sect Rcnd	554,200
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
BTH	Cabana	L	280	106.00	1985	F	55	D	0.50	8,200
SHD1	Shed	L	336	21.00	1980	A	70	C	1.00	4,900
BRN3	Barn - 1 St w/L	L	1,092	52.00	2011	G	85	B	1.50	72,400
SPL1	Ing Pool - Ave	L	800	64.00	1985	A	70	C	1.00	35,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,104	2,104	2,104	193.11	406,306
BSM	Basement	0	1,624	325	38.65	62,761
DCK	Deck	0	530	53	19.31	10,235
FHS	Finished Half Story	677	1,354	677	96.56	130,736
FOP	Open Porch	0	48	7	28.16	1,352
FUS	Finished Upper Story	750	750	750	193.11	144,833
Ttl Gross Liv / Lease Area		3,531	6,410	3,916		756,223



161 HIGH ST

