

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BRYER MATTHEW J			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
BRYER JENNIFER L			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	725,300	725,300	
431 LAKE SHORE DR				0 Heavy		RES LAND	1010	310,100	310,100	
DUXBURY MA 02332		SUPPLEMENTAL DATA			RESIDNTL	1010	16,500	16,500		
Alt Prcl ID		Cyclical 2								
Scnd Home		Exemption								
Tax Class T		W								
Tot Fin Area 3086		District								
Total Acres .918		Res Exem								
Chapter Lan										
GIS ID F_857203_2839977		Assoc Pid#								
						Total		1,051,900	1,051,900	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BRYER MATTHEW J		49793 0043	05-14-2018	U	I	616,300	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
RUGGLES KENNETH L		48145 0018	02-27-2017	U	I	1	1A	2023	1010	539,200	2022	1010	464,500	2021	1010	439,000
RUGGLES KENNETH L		5863 0076	11-15-1984	U	I	1	1F		1010	276,300		1010	248,700		1010	201,800
									1010	11,700		1010	11,700		1010	8,300
						Total		827,200	Total	724,900	Total	649,100				

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						
0030					Appraised Bldg. Value (Card)				725,300	
					Appraised Xf (B) Value (Bldg)				0	
					Appraised Ob (B) Value (Bldg)				16,500	
					Appraised Land Value (Bldg)				310,100	
					Special Land Value				0	
					Total Appraised Parcel Value				1,051,900	
					Valuation Method				C	
					Total Appraised Parcel Value				1,051,900	

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	
20	01-20-2005	RM	Remodel	15,000		100		CONST FIN PLYRM	08-25-2020	SJT	5		20	Field Review	
200416	05-11-2004	MS	Miscellaneous		08-26-2004	100		10 X 12 SHED	11-28-2018	SJD	9	1	07	Measure - Info @ Door	
15218	11-20-1998	NC	New Construct	146,000	01-07-2000	100		28X38 DWELL W/ATTGAR	09-13-2018	JLF			20	Field Review	
									04-12-2013	VGS			20	Field Review	
									04-30-2007	BSB		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	RC	Primary	40,001 SF	8.75	1.00000	5	1.00	0030	0.886		1.0000	7.75	310,100
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			310,100

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	04	Cape Cod				Bsmt Area	1244				
Model	01	Residential				Bsmt Type	04				
Grade	07	Very Good				Unfin Area	0.00	Full			
Stories	1.9					CONDO DATA					
Occupancy	1					Parcel Id		C		Owne	
Exterior Wall 1	14	Wood Shingle							B		S
Exterior Wall 2	11	Clapboard				Adjust Type	Code	Description	Factor%		
Roof Structure	02	Shed				Condo Flr					
Roof Cover	03	Asphalt				Condo Unit					
Interior Wall 1	05	Drywall				COST / MARKET VALUATION					
Interior Wall 2											
Interior Floor 1	12	Hardwood				Net Other Adj		837,331			
Interior Floor 2						Replace Cost		26,080			
Heat Fuel	03	Gas				Year Built		1998			
Heat Type	05	Hot Water				Effective Year Built		2005			
AC Type	03	Central				Depreciation Code		A			
Bedrooms	4					Remodel Rating					
Full Baths	2					Year Remodeled					
Half Baths	1					Depreciation %		16			
Extra Fixtures	1					Functional Obsol					
Total Rooms	9					External Obsol					
Bath Style	02	Average				Trend Factor		1.000			
Kitchen Style	02	Average				Condition					
Extra Kitchens	0					Condition %					
Fireplaces	1					Percent Good		84			
Extra Openings	0					Cns Sect Rcnld		725,300			
Gas Fireplaces	0					Dep % Ovr					
Sq Ft Fin Bsmt	0					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	1244					Cost to Cure Ovr Comment					

		TDK			
BAS BSM		10		14	
18		20			
FNS FGR		24		28	
FNS BAS		20			
FNS BAS BSM		11		4	
FOP ₁₁		4			
24		38			

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	120	21.00	2004	A	70	C	1.00	1,800
GNR	GENERATOR	L	1	12400.00	2012	G	85	C	1.00	10,500
SHD1	Shed	L	200	21.00	2020	E	100	C	1.00	4,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,464	1,464	1,464	229.28	335,666
BSM	Basement	0	1,244	249	45.89	57,091
FGR	Garage	0	576	230	91.55	52,734
FNS	Finished 90% Story	1,674	1,860	1,674	206.35	383,815
FOP	Open Porch	0	44	7	36.48	1,605
TDK	Trex Deck	0	280	28	22.93	6,420
Ttl Gross Liv / Lease Area		3,138	5,468	3,652		837,331

