

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
ROLLINS DONALD J			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
ROLLINS CAROLA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	385,800	385,800
38 BRAVENDER RD		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	350,600	350,600	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2508 Total Acres .928 Chapter Lan GIS ID F_859619_2840230			Cyclical 2 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	2,100	2,100
						Total		738,500	738,500

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
ROLLINS DONALD J		17434 0149	05-07-1999	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	
								2023	1010	292,300	2022	1010	267,000	
									1010	364,600		1010	300,300	
									1010	1,400		1010	1,400	
						Total		658,300	Total		568,700	Total		500,200

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
0050			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	385,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,100
Appraised Land Value (Bldg)	350,600
Special Land Value	0
Total Appraised Parcel Value	738,500
Valuation Method	C
Total Appraised Parcel Value	738,500

NOTES									

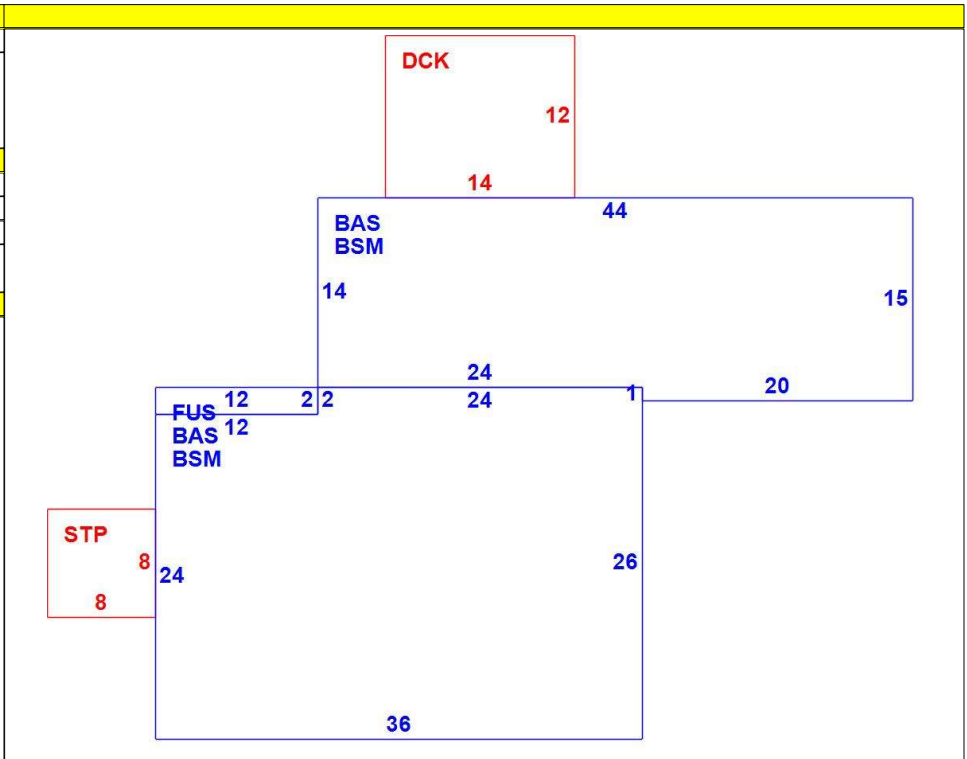
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
										11-29-2021	SJT	10		21	Field Review + GIS
										04-12-2013	VGS			20	Field Review
										03-28-2013	AO	6	6	30	Quality Control
										05-07-2007	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	40,000 SF	8.75	1.00000	5	1.00	0050	1.000			1.0000	350,000
1	1010	Single Family	RC	Residual	0.016 AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	600
Total Card Land Units					0.93 AC	Parcel Total Land Area					0.93	Total Land Value			350,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1548	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
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	04	Forced Air-Duc			
AC Type	01	None			
Bedrooms	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	8				
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	1548				

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

COST / MARKET VALUATION		
Net Other Adj		523,231
Replace Cost		20,150
Year Built		543,380
Effective Year Built		1972
Depreciation Code		1992
Remodel Rating		A
Year Remodeled		
Depreciation %		29
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		71
Cns Sect Rcnld		385,800
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	144	21.00	1985	A	70	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,572	1,572	1,572	184.56	290,130
BSM	Basement	0	1,548	310	36.96	57,214
DCK	Deck	0	168	17	18.68	3,138
FUS	Finished Upper Story	936	936	936	184.56	172,749
STP	Stoop	0	64	0	0.00	0
Ttl Gross Liv / Lease Area		2,508	4,288	2,835		523,231

