

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
RYAN KENNETH T			0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed		
			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	279,000	279,000		
					0	Heavy			RES LAND	1010	367,700	367,700		
350 CONGRESS ST			SUPPLEMENTAL DATA				RESIDNTL	1010	6,600	6,600				
DUXBURY	MA	02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2280 Total Acres 1.948 Chapter Lan GIS ID F_864127_2846496		Cyclical Exemption W District Res Exem Assoc Pid#		4							
										Total	653,300	653,300		

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
RYAN KENNETH T			36853 0324	02-25-2009	Q	I	375,000	00	Year	Code	Assessed	Year	Code	Assessed	
ENGEL ROBERT H			31269 0290	09-02-2005	U	I	1	1	2023	1010	243,500	2022	1010	219,900	
										1010	383,000		1010	315,700	
										1010	3,800		1010	3,800	
										Total	630,300	Total	539,400	Total	469,000

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	279,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	6,600
Appraised Land Value (Bldg)	367,700
Special Land Value	0
Total Appraised Parcel Value	653,300
Valuation Method	C
Total Appraised Parcel Value	653,300

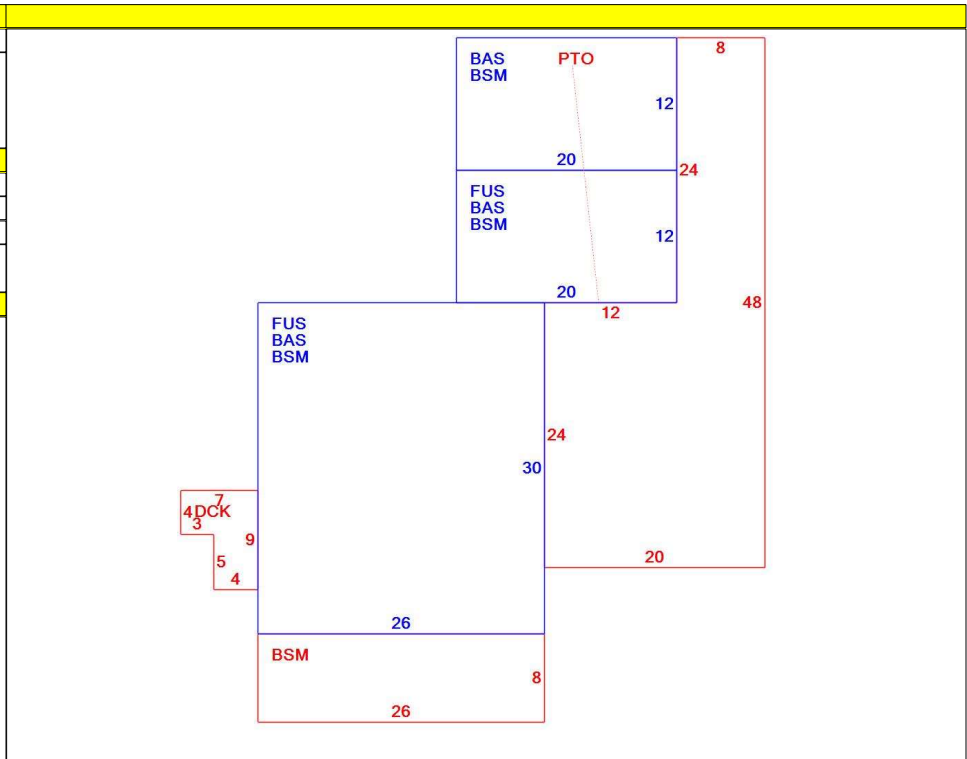
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

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
										04-12-2013	VGS			20	Field Review
										09-13-2007	BSB			01	Measure - No Entry

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	RIGHT OF WAY = 5% LAND		ES95	8.75	332,500
1	1010	Single Family	WP	Residual	1.030	AC 35,000.00	0.97669	5	1.00	0050	1.000			1.0000	0.78	35,200
Total Card Land Units					1.95	AC	Parcel Total Land Area					1.95	Total Land Value			367,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	1468	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	05	Average			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		366,119
Interior Floor 2			Replace Cost		26,780
Heat Fuel	02	Oil	Year Built		392,898
Heat Type	05	Hot Water	Effective Year Built		1972
AC Type	01	None	Depreciation Code		1992
Bedrooms	3		Remodel Rating		A
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		29
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		71
Extra Openings	0		Cns Sect Rcnld		279,000
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	240		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	1468		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
GAZ	Gazebo	L	120	56.00	1988	A	70	C	1.00	4,700
SHD1	Shed	L	128	21.00	1987	A	70	C	1.00	1,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,260	1,260	1,260	140.11	176,544
BSM	Basement	0	1,468	294	28.06	41,194
DCK	Deck	0	48	5	14.60	701
FUS	Finished Upper Story	1,020	1,020	1,020	140.11	142,916
PTO	Patio	0	672	34	7.09	4,764
Ttl Gross Liv / Lease Area		2,280	4,468	2,613		366,119



350 CONGRESS ST

