

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
GLUSKIN ROBERT A			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
HARRINGTON DENISE M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	934,700	934,700	
10 RYANS LN				0 Light		RES LAND	1010	530,200	530,200	
DUXBURY MA 02332		SUPPLEMENTAL DATA				RESIDNTL	1010	15,700	15,700	
Alt Prcl ID		Cyclical 4								
Scnd Home		Exemption								
Tax Class T		W								
Tot Fin Area 4327		District								
Total Acres 1.517		Res Exem								
Chapter Lan										
GIS ID F_863352_2844939		Assoc Pid#								
						Total		1,480,600	1,480,600	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GLUSKIN ROBERT A		10159 0008	02-22-1991	U	I	185,000	1	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	705,900	2022	1010	653,900
									1010	630,400		1010	302,400
									1010	11,000		1010	253,100
								Total		1,347,300	Total		956,300
											Total		793,000

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			934,700
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			15,700
Appraised Land Value (Bldg)			530,200
Special Land Value			0
Total Appraised Parcel Value			1,480,600
Valuation Method			C
Total Appraised Parcel Value			1,480,600

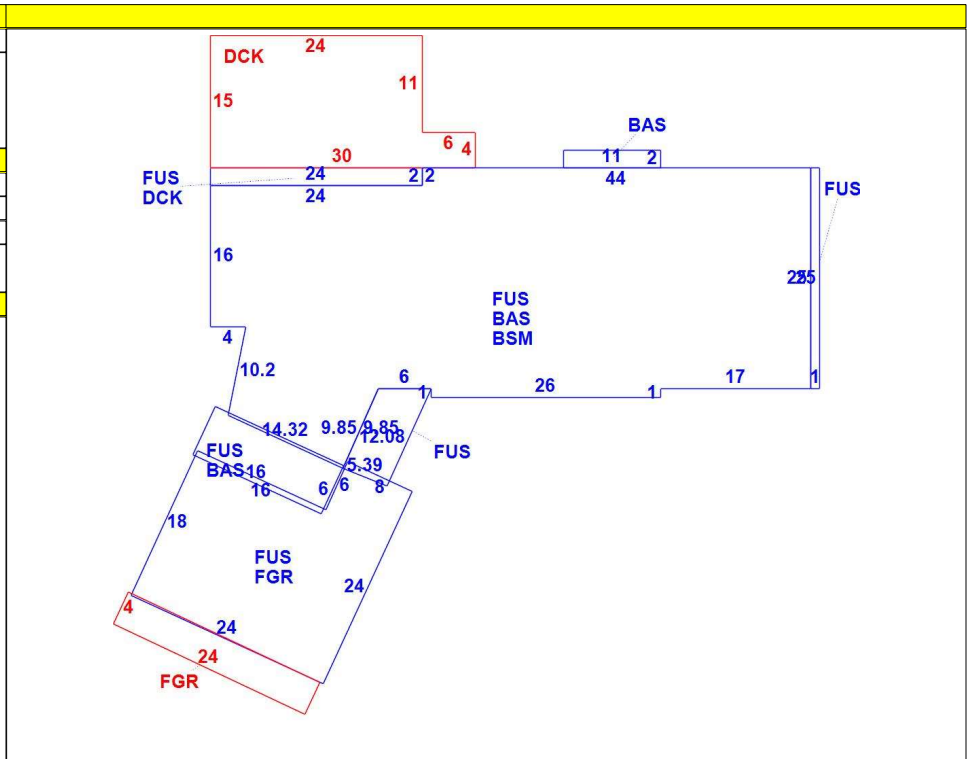
BUILDING PERMIT RECORD							VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
BPO-23-32 11108	01-25-2023 01-25-1989	RM NC	Remodel New Construct	10,000		100 100	02-07-2023	RENO KITCHEN/RPLCE WNDW BLDG COLONIAL	09-07-2022 04-12-2013 06-05-2007	SJD VGS BSB	10	1 1	00 20 00	Measure & Listed Field Review 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	PD	Primary	40,000 SF	8.75	1.00000	5	1.00	0080	1.503			1.0002	526,100
1	1010	Single Family	PD	Residual	0.045 AC	35,000.00	1.00000	5	1.00	0080	1.503			1.0000	2,400
1	1010	Single Family	WP	Undevelop	0.554 AC	2,000.00	1.00000	0	1.00	0080	1.503			1.0000	1,700
Total Card Land Units					1.52 AC	Parcel Total Land Area					1.52	Total Land Value			530,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1754	
Model	01	Residential	Bsmt Type	00	N/A
Grade	08	Excellent	Unfin Area	0.00	N/A
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
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	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	9				
Bath Style	02	Average			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	1754				

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

COST / MARKET VALUATION		
Net Other Adj		1,108,541
Replace Cost		31,325
Year Built		1,139,865
Effective Year Built		1988
Depreciation Code		2003
Remodel Rating		G
Year Remodeled		
Depreciation %		18
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		82
Cns Sect Rcnld		934,700
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
PTO	Patio	L	334	15.00	2010	A	70	A	2.00	7,000
GNR	GENERATOR	L	1	12400.00	2010	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,868	1,868	1,868	223.95	418,334
BSM	Basement	0	1,750	350	44.79	78,382
DCK	Deck	0	432	43	22.29	9,630
FGR	Garage	0	576	230	89.42	51,508
FUS	Finished Upper Story	2,459	2,459	2,459	223.95	550,687
Ttl Gross Liv / Lease Area		4,327	7,085	4,950		1,108,541

