

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
RAPPE KRISTIN N P TT			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
RAPPE JOHN E			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	846,800	846,800	
20 RYANS LN				0 Medium		RES LAND	1010	529,700	529,700	
SUPPLEMENTAL DATA										
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3213 Total Acres .988 Chapter Lan		Cyclical 4 Exemption W District Res Exem		RESIDNTL	1010	14,400	14,400	VISION
		GIS ID F_863059_2844597		Assoc Pid#		Total		1,390,900	1,390,900	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
RAPPE KRISTIN N P TT		55555 332	08-30-2021	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
RAPPE KRISTIN N P TT		44729 0092	09-11-2014	U	I	100	1A	2023	1010	649,200	2022	1010	607,000	2021	1010	541,300
RAPPE JOHN E		40255 0190	08-25-2011	Q	I	795,000	00		1010	630,000		1010	302,000		1010	252,000
HILL JAMES		22497 0004	07-26-2002	Q	I	765,000	00		1010	10,300		1010	9,900		1010	7,200
BARRY KEVIN M		15502 0253	09-24-1997	U	V	408,375	1P	Total		1,289,500	Total		918,900	Total		800,500

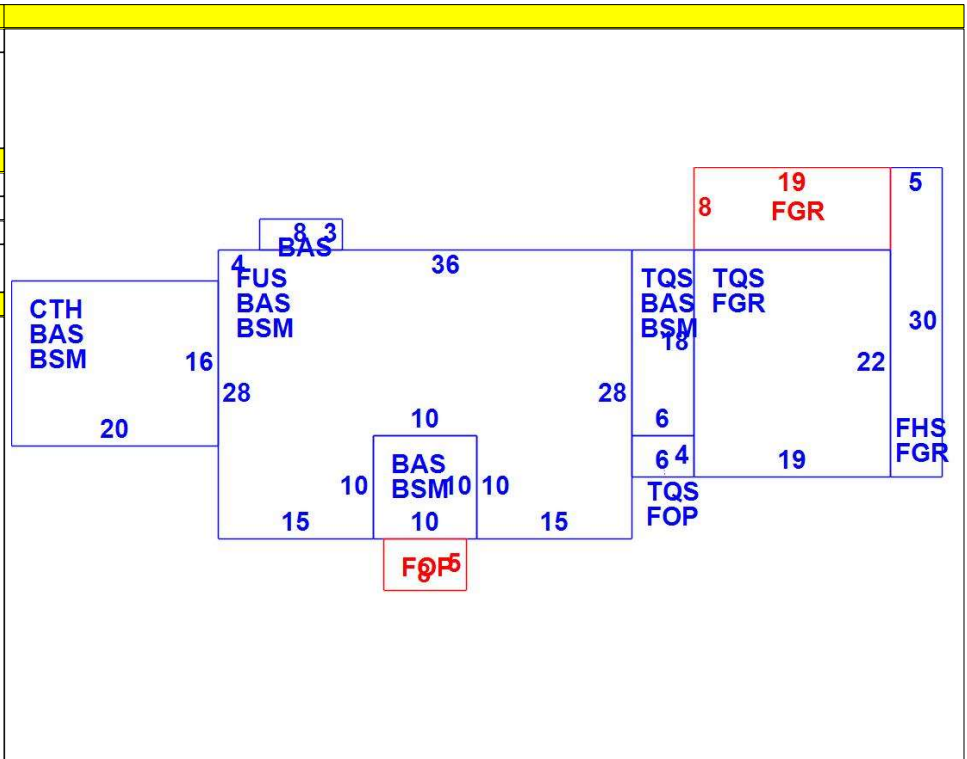
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total			0.00															

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch							
0080					Appraised Bldg. Value (Card)						846,800
					Appraised Xf (B) Value (Bldg)						0
					Appraised Ob (B) Value (Bldg)						14,400
					Appraised Land Value (Bldg)						529,700
					Special Land Value						0
					Total Appraised Parcel Value						1,390,900
					Valuation Method						C
					Total Appraised Parcel Value						1,390,900

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
BPO-20-179 14462	10-02-2020 05-07-1997	RM NC	Remodel New Construct	20,010 181,500	03-17-2021 12-17-1997	100 100	02-03-2021	Remodel 2nd floor bath. 40X28 2 STRY/GAR/DCK		09-14-2022 03-17-2021 09-14-2020 04-12-2013 07-07-2011	SJD SJT SJT VGS KP	10 5 5		01 20 20 20 00	Measure - No Entry Field Review Field Review 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	RC	Primary	40,000	SF 8.75	1.00000	5	1.00	0080	1.503			1.0002	526,100	
1	1010	Single Family	RC	Residual	0.068	AC 35,000.00	1.00000	5	1.00	0080	1.503			1.0000	3,600	
Total Card Land Units					0.99	AC	Parcel Total Land Area					0.99	Total Land Value			529,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1548	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		902,351
Interior Floor 2			Replace Cost		70,963
Heat Fuel	02	Oil	Year Built		1997
Heat Type	05	Hot Water	Effective Year Built		2008
AC Type	03	Central	Depreciation Code		G
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		13
Extra Fixtures	2		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		87
Extra Openings	0		Cns Sect Rcnd		846,800
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	938		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	1548		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	368	15.00	2000	A	70	C	1.00	3,900
GNR	GENERATOR	L	1	12400.00	2020	G	85	C	1.00	10,500

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	242.57	381,316
BSM	Basement	0	1,548	310	48.58	75,196
CTH	Cathedral Ceiling	0	320	32	24.26	7,762
FGR	Garage	0	720	288	97.03	69,859
FHS	Finished Half Story	75	150	75	121.28	18,193
FOP	Open Porch	0	64	10	37.90	2,426
FUS	Finished Upper Story	1,020	1,020	1,020	242.57	247,419
TQS	Three Quarter Story	413	550	413	182.15	100,180
Ttl Gross Liv / Lease Area		3,080	5,944	3,720		902,351

