

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
ROSS ALAN			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
ROSS JANET			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	347,500	347,500	
50 OTTER ROCK RD			SUPPLEMENTAL DATA			RES LAND	1010	469,900	469,900	
DUXBURY MA 02332			Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1962 Total Acres .920 Chapter Lan GIS ID F_866561_2843747			RESIDNTL	1010	3,500	3,500	
						Total		820,900	820,900	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
ROSS ALAN		56172 337	12-15-2021	Q	I	840,000	00	Year	Code	Assessed	Year	Code	Assessed		
MARLBOROUGH MICHAEL T & CYNTHIA		48952 0336	09-21-2017	U	I	100	1A	2023	1010	275,900	2022	1010	252,700		
MARLBOROUGH MICHAEL T		10478 0330	09-13-1991	Q	I	213,000	00		1010	504,300		1010	320,100		
									1010	2,400		1010	2,400		
								Total		782,600	Total		575,200	Total	540,200

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

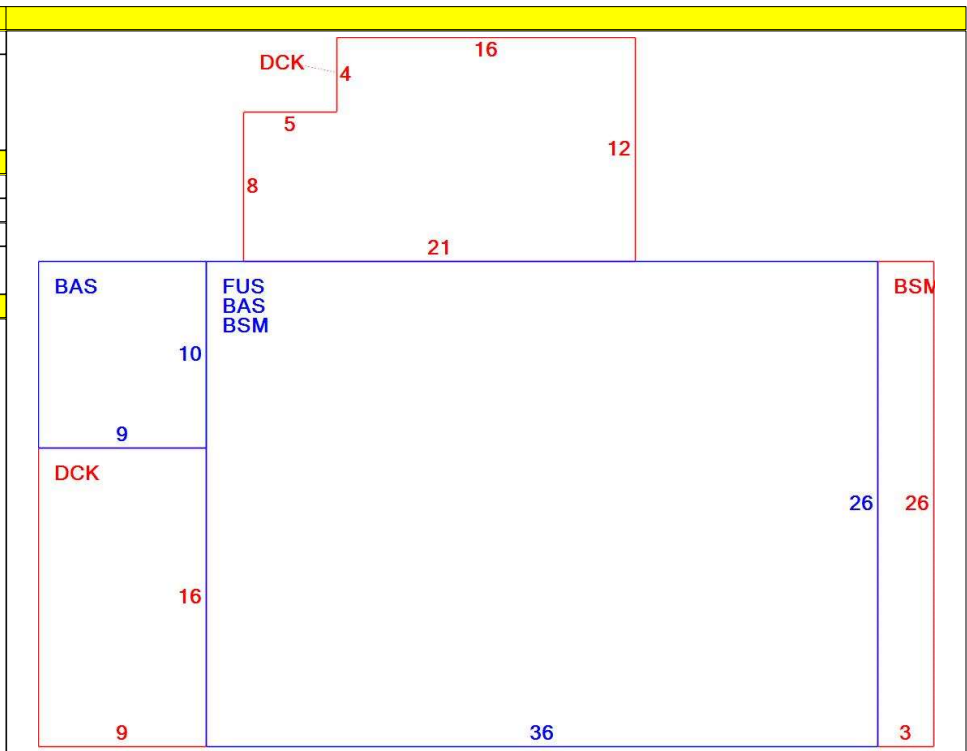
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)									347,500
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									3,500
Appraised Land Value (Bldg)									469,900
Special Land Value									0
Total Appraised Parcel Value									820,900
Valuation Method									C
Total Appraised Parcel Value									820,900

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
2016-186	06-03-2016	BP	Bldg Permit	16,000	08-23-2018	100		REBUILD 120' OF DECK AND R		04-04-2022	SJD	9		01	Measure - No Entry
2015-274	09-14-2015	MS	Miscellaneous	13,000		100		INSTALL SOLAR SYSTEM		08-23-2018	JLF	5		01	Measure - No Entry
179	10-12-2011	MN	Maintenance	7,678		100		1 ANDERSEN WINDOW		04-12-2013	VGS			20	Field Review
15230	12-01-1998	NC	New Construct	4,000		100		12X20 UTILITY BLDNG		06-05-2007	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	0060	1.341		1.0000	11.74	469,400	
1	1010	Single Family	RC	Residual	0.002 AC	35,000.00	5.26315	5	1.00	0060	1.341		1.0000	6.04	500	
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value				469,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1014	
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	14	Wood Shingle			B
Exterior Wall 2	11	Clapboard			S
Roof Structure	03	Gable	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			449,174
Interior Floor 2			Net Other Adj		26,910
Heat Fuel	02	Oil	Replace Cost		476,084
Heat Type	05	Hot Water	Year Built		1984
AC Type	01	None	Effective Year Built		1994
Bedrooms	4		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		27
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		73
Gas Fireplaces	0		Cns Sect Rcnld		347,500
Sq Ft Fin Bsmt	144		Dep % Ovr		
FBM Quality	05	Living Area	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1014		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	240	21.00	1998	A	70	C	1.00	3,500
SLR	Solar Panels	L	10	1050.00	2015	G	85	C	1.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,026	1,026	1,026	203.89	209,193
BSM	Basement	0	1,014	203	40.82	41,390
DCK	Deck	0	376	38	20.61	7,748
FUS	Finished Upper Story	936	936	936	203.89	190,843
Ttl Gross Liv / Lease Area		1,962	3,352	2,203		449,174

