

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
RUFF RICHARD M			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
RUFF LAUREN M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	384,000	384,000
7 WELLINGTON LN				0 Medium		RES LAND	1010	350,400	350,400
SUPPLEMENTAL DATA						RESIDNTL	1010	700	700
DUXBURY MA 02332			Alt Prcl ID	Cyclical 1					
			Scnd Home	Exemption					
			Tax Class T	W					
			Tot Fin Area 1760	District					
			Total Acres .928	Res Exem					
			Chapter Lan						
			GIS ID F_859914_2842381	Assoc Pid#					
						Total		735,100	735,100

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
RUFF RICHARD M		45107 0066	12-31-2014	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed			
RUFF RICHARD M		11315 0025	10-05-1992	Q	I	178,000	00	2023	1010	270,100	2022	1010	247,800			
									1010	364,400		1010	300,300			
									1010	900		1010	900			
								Total		635,400	Total		549,000	Total		478,100

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)	384,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	700
Appraised Land Value (Bldg)	350,400
Special Land Value	0
Total Appraised Parcel Value	735,100
Valuation Method	C
Total Appraised Parcel Value	735,100

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
534	11-17-2005	RM	Remodel	16,000		100		526 SQ BASEMENT AREA	10-31-2022	SJT	10		00	Measure & Listed
									04-12-2013	VGS			20	Field Review
									10-02-2006	KP		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	8.75	350,000
1	1010	Single Family	RC	Residual	0.010 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.92	400
Total Card Land Units					0.93 AC	Parcel Total Land Area					0.93	Total Land Value			350,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	960	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
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			449,908
Interior Floor 2			Net Other Adj		36,205
Heat Fuel	02	Oil	Replace Cost		486,111
Heat Type	05	Hot Water	Year Built		1978
AC Type	01	None	Effective Year Built		2000
Bedrooms	3		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	3		Depreciation %		21
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		79
Gas Fireplaces	0		Cns Sect Rcnld		384,000
Sq Ft Fin Bsmt	498		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	960		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	96	21.00	1980	P	35	C	1.00	700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	960	960	960	205.06	196,860
BSM	Basement	0	960	192	41.01	39,372
FEP	Finished Enclosed Porch	0	160	96	123.04	19,686
FGR	Garage	0	308	123	81.89	25,223
FOP	Open Porch	0	64	10	32.04	2,051
FUS	Finished Upper Story	800	800	800	205.06	164,050
PTO	Patio	0	256	13	10.41	2,666
Ttl Gross Liv / Lease Area		1,760	3,508	2,194		449,908

