Property Location 57 FORDVILLE RD | Map ID 030/ 917/ 004/ / | Bldg Name | State Use 1010
Vision ID 2577 | Account # 90-917-4 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 10/27/2023 8:33:48 P

CURRENT OWNER

ENDRUSICK THOMAS L
ENDRUSICK SUE CAROL
57 FORDVILLE RD

DUXBURY MA 02332

TOPO	UTILITIES	STRT / ROAD	LOCATION
	0 Water	0 Cul-De-Sac	0 Average
	0 No Sewer	0 Paved	0 Average
		0 Light	

SUPPLEMENTAL DATA

Alt Prcl ID		Cyclical	2
Scnd Home		Exemption	
Tax Class	T	W	
Tot Fin Area	2328	District	
Total Acres	.928	Res Exem	
Chapter Lan			
GIS ID	F_861422_2840275	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL	1010	401,400	401,400
RES LAND	1010	350,500	350,500
RESIDNTL	1010	7,900	7,900
	Total	759,800	759,800

905

DUXBURY, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
ENDRUSICK THOMAS L	9433	0083	10-30-1989	Q	I	215,000	00

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2023	1010	301,900	2022	1010	286,400	2021	1010	258,500
	1010	364,500		1010	300,300		1010	252,000
	1010	1,300		1010	1,300		1010	1,300
	Total	667,700		Total	588,000		Total	511,800

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0050				

NOTES

XF = OUTDOOR SHOWER 11/13 - JF

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	401,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	7,900
Appraised Land Value (Bldg)	350,500
Special Land Value	0
Total Appraised Parcel Value	759,800
Valuation Method	C
Total Appraised Parcel Value	759,800

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
2000382	09-26-2000	NC	New Construct	8,000	01-01-2002	100		IRREG DECK
15340	02-23-1999	AD	Addition	24,000		100		AD OF FAM RM
12840	06-16-1993	AD	Addition	550	10-31-1994	100		ABV GRND SWMNG POOL

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
11-02-2022	SJT	10		07	Measure - Info @ Door
11-19-2013	JLF	10	1	00	Measure & Listed
04-12-2013	VGS			20	Field Review
08-28-2001	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	0.014	AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.85	500
				Total Card Land Units	0.93	AC	Parcel Total Land Area			0.93						Total Land Value	350,500

Property Location 57 FORDVILLE RD | Map ID 030/ 917/ 004/ / | Bldg Name | State Use 1010
Vision ID 2577 | Account # 90-917-4 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 10/27/2023 8:33:49 P

CONSTRUCTION DETAIL

Element	Cd	Description
Style	03	Colonial
Model	01	Residential
Grade	05	Ave/Good
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	01	None
Bedrooms	4	
Full Baths	1	
Half Baths	1	
Extra Fixtures	1	
Total Rooms	8	
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	01	Minimal
Foundation	06	Poured Conc
Bsmt Garage	0	
Bsmt Area	864	

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description
Bsmt Area	864	
Bsmt Type	04	
Unfin Area	0.00	Full

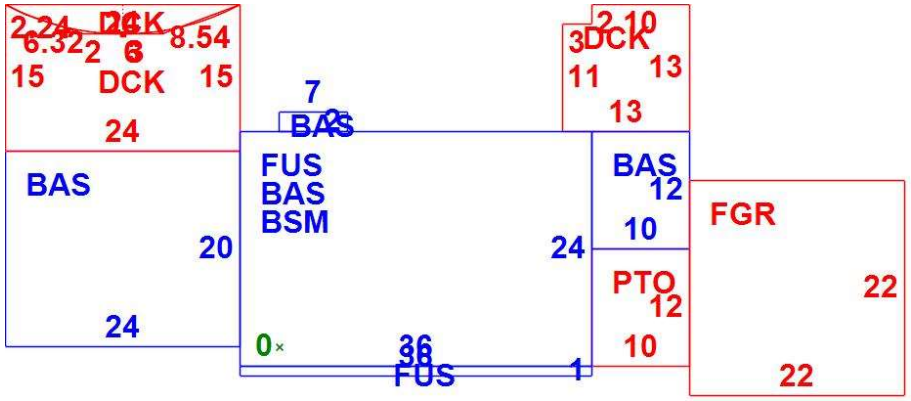
CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

	513,498
Net Other Adj	14,690
Replace Cost	528,188
Year Built	1973
Effective Year Built	1997
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	24
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	76
Cns Sect Rcnld	401,400
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
SHD1	Shed	L	128	21.00	1980	A	70	C	1.00	1,900
PTO	Patio	L	572	15.00	2022	A	70	C	1.00	6,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,478	1,478	1,478	183.20	270,764
BSM	Basement	0	864	173	36.68	31,693
DCK	Deck	0	523	52	18.21	9,526
FGR	Garage	0	484	194	73.43	35,540
FUS	Finished Upper Story	900	900	900	183.20	164,876
PTO	Patio	0	120	6	9.16	1,099
	Ttl Gross Liv / Lease Area	2,378	4,369	2,803		513,498