

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
RHOADS ROBERT O RHOADS MELINDA H 21 TINKERTOWN LN DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	441,400	441,400
		SUPPLEMENTAL DATA		0	Light	0	Average	RES LAND	1010	470,200	470,200
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2430 Total Acres .92 Chapter Lan GIS ID F_868399_2832415		Cyclical Exemption W District Res Exem Assoc Pid#		6		RESIDNTL	1010	4,400	4,400
						Total				916,000	916,000

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
RHOADS ROBERT O		5685 0414	06-28-1984	Q	I	149,500	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	337,200	2022	1010	309,100
									1010	475,900		1010	401,600
									1010	2,900		1010	2,900
								Total		816,000	Total		713,600
								Total			Total		653,200

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)	441,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	4,400
Appraised Land Value (Bldg)	470,200
Special Land Value	0
Total Appraised Parcel Value	916,000
Valuation Method	C
Total Appraised Parcel Value	916,000

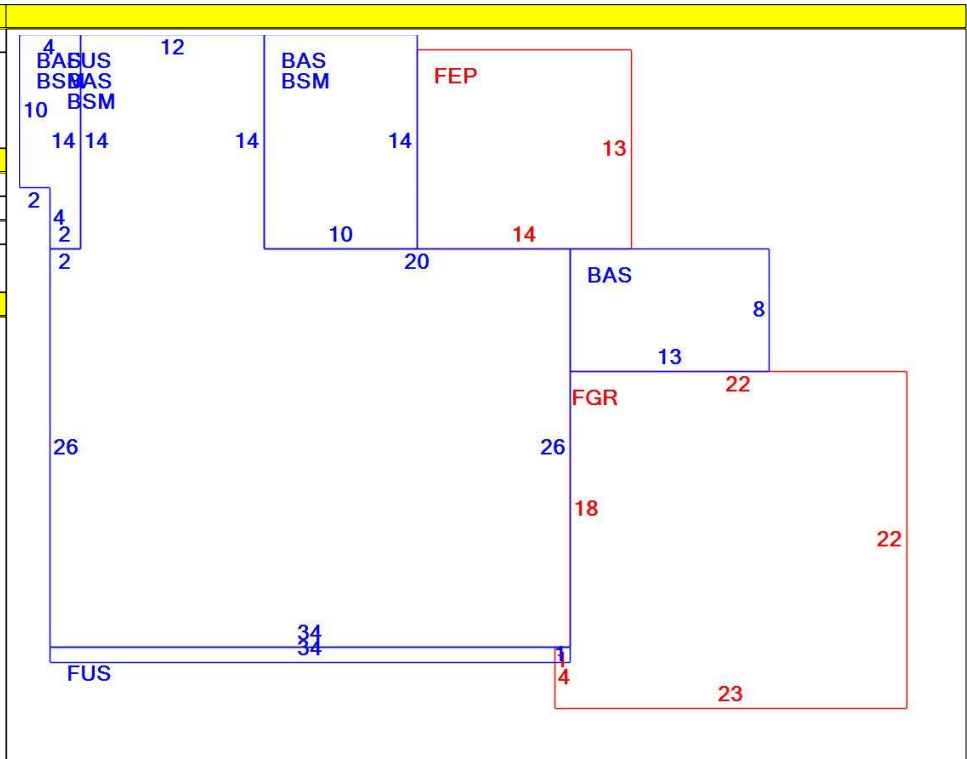
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			

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
2017-181	06-01-2017	RM	Remodel	12,600	08-16-2018	100		REMODEL EXISTING BATHRO	08-16-2018	JLF	5		30	Quality Control
15217	11-19-1998	MN	Maintenance	6,200		100		STRIP & REROOF	04-12-2013	VGS			20	Field Review
12351	05-29-1992	MN	Maintenance	10,000	01-01-1993	100		REPAIRS & NEW KITCH	01-26-2008	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	40,075 SF	8.75	1.00000	5	1.00	0060	1.341		1.0000	11.73	470,200	
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			470,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1240	
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
Exterior Wall 2					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			544,197
Interior Floor 2			Net Other Adj		36,530
Heat Fuel	03	Gas	Replace Cost		580,727
Heat Type	05	Hot Water	Year Built		1972
AC Type	01	None	Effective Year Built		1997
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		24
Total Rooms	8		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	1		Percent Good		76
Gas Fireplaces	0		Cns Sect Rcnd		441,400
Sq Ft Fin Bsmt	468		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	1240		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	420	15.00	1981	A	70	C	1.00	4,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,344	1,344	1,344	182.49	245,272
BSM	Basement	0	1,240	248	36.50	45,259
FEP	Finished Enclosed Porch	0	182	109	109.30	19,892
FGR	Garage	0	488	195	72.92	35,586
FUS	Finished Upper Story	1,086	1,086	1,086	182.49	198,188
Ttl Gross Liv / Lease Area		2,430	4,340	2,982		544,197



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