

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
RUDOLPH ANDREW			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	
PHILBIN MEREDITH R			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	412,700	412,700	
57 CARR RD				0 Light		RES LAND	1010	453,700	453,700	
SUPPLEMENTAL DATA										
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1809 Total Acres .786 Chapter Lan		Cyclical 3 Exemption W District Res Exem						
GIS ID F_870137_2853329		Assoc Pid#						Total	866,400	866,400

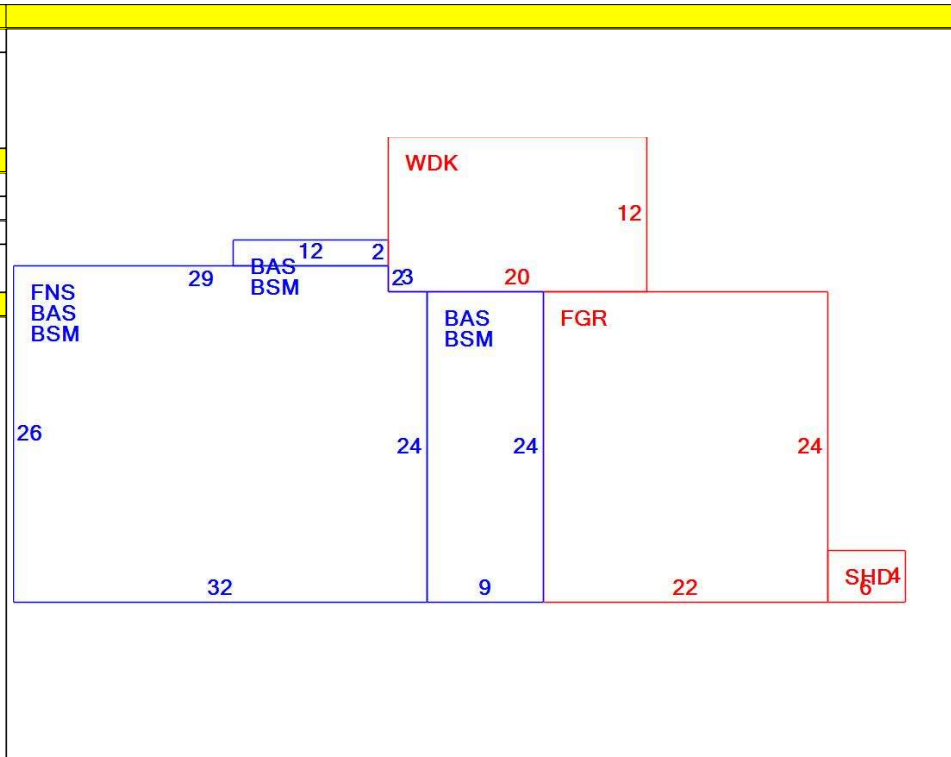
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
RUDOLPH ANDREW	LCC	134192	07-15-2022	Q	I	930,000	00	Year	Code	Assessed	Year	Code	Assessed
MURPHY TIMOTHY J	LCC	119969	12-27-2013	Q	I	430,000	00	2023	1010	330,000	2022	1010	312,300
WHALEN THOMAS F SR TT	LCC	116169	06-21-2011	U	I	1	1F		1010	487,500		1010	312,300
WHALEN THOMAS F SR	LCC	90485	10-31-1996	Q	I	220,000	00	Total		817,500	Total		624,600
								Total		593,000	Total		593,000

EXEMPTIONS			OTHER ASSESSMENTS				APPRaised VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
Total		0.00						Appraised Bldg. Value (Card) 412,700				
ASSESSING NEIGHBORHOOD						Appraised Xf (B) Value (Bldg) 0						
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Ob (B) Value (Bldg) 0				
0060							Appraised Land Value (Bldg) 453,700					
NOTES						Special Land Value 0						
						Total Appraised Parcel Value 866,400						
						Valuation Method C						
						Total Appraised Parcel Value 866,400						

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-22-390	10-19-2022	RM	Remodel	14,250		100	10-19-2022	REMODEL BATHROOM	08-24-2018	JLF	5		01	Measure - No Entry
QPO-22-20	09-07-2022	MN	Maintenance	3,000		100		Remove and replace basement d	04-24-2014	SJD	9		01	Measure - No Entry
2017-209	06-28-2017	RM	Remodel	55,000	08-24-2018	100		REMODEL KITCHEN	07-29-2013	BH			01	Measure - No Entry
2013-4	01-10-2013	DM	Demolish	13,500	07-29-2013	100		DEMOLISH EXISTING 12X26 T	04-12-2013	VGS			20	Field Review
									10-31-2007	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	34,259 SF	9.88	1.00000	5	1.00	0060	1.341		1.0000	13.24	453,700
Total Card Land Units					0.79 AC	Parcel Total Land Area					0.79	Total Land Value 453,700			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1066	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.9				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	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		455,251
Interior Floor 2			Replace Cost		30,290
Heat Fuel	03	Gas	Year Built		1963
Heat Type	05	Hot Water	Effective Year Built		2006
AC Type	01	None	Depreciation Code		E
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		15
Extra Fixtures	1		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		85
Extra Openings	0		Cns Sect Rcnld		412,700
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	380		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1066		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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,066	1,066	1,066	200.99	214,259
BSM	Basement	0	1,066	213	40.16	42,812
FGR	Garage	0	528	211	80.32	42,410
FNS	Finished 90% Story	743	826	743	180.80	149,338
SHD	Attached Shed	0	24	8	67.00	1,608
WDK	Deck	0	240	24	20.10	4,824
Ttl Gross Liv / Lease Area		1,809	3,750	2,265		455,251

