

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
ROSSI JUDY L			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
JUDY ROSSI TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	373,300	373,300	
48 PARTING ROCK RD		<b>SUPPLEMENTAL DATA</b>			RESIDNTL	1010	470,200	470,200		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1636 Total Acres .92 Chapter Lan GIS ID F_870277_2853595			Cyclical 3 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	1,400	1,400	
						Total		844,900	844,900	<b>VISION</b>

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BOWES FREDERICK III		58051 1	06-29-2023	Q	I	945,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
ROSSI JUDY L		54659 152	03-26-2021	U	I	1	1A	2023	1010	277,900	2022	1010	231,400	2021	1010	230,900
ROSSI JUDITH L		45567 0177	05-20-2015	Q	I	485,000	00		1010	504,700		1010	320,700		1010	309,300
DUPUIS BERNARD J & MARY I		4522 0486	08-31-1978	U	I	58,500	1		1010	900		1010	900		1010	900
						Total		783,500	Total		553,000	Total		541,100		

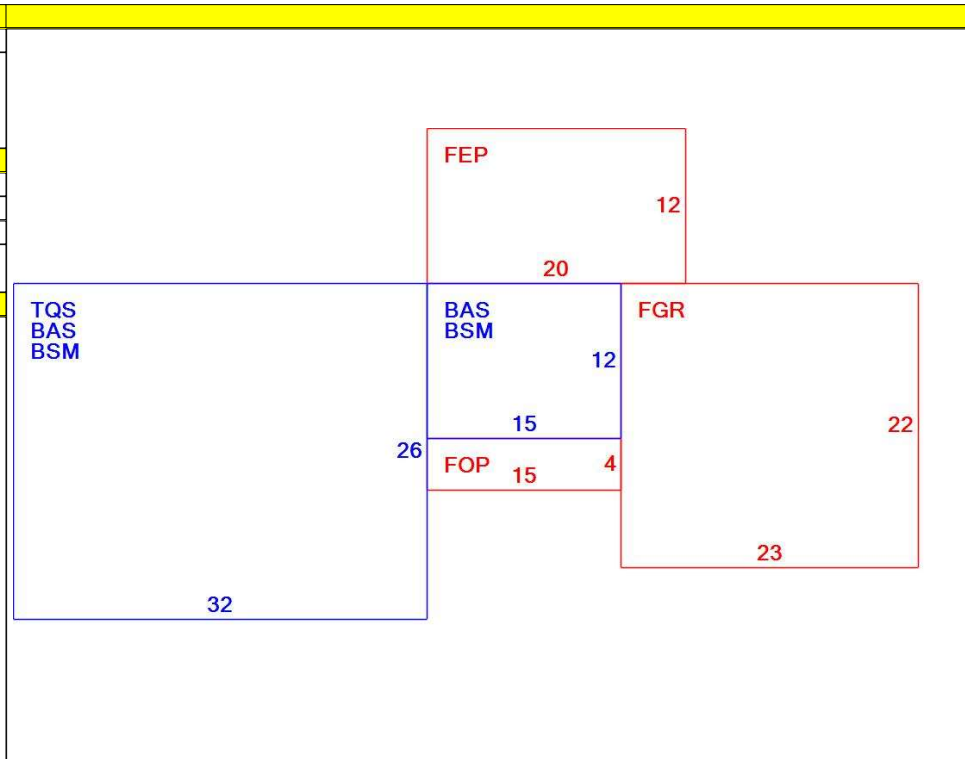
EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor				
									<b>APPRAISED VALUE SUMMARY</b>				
									Appraised Bldg. Value (Card) 373,300				
									Appraised Xf (B) Value (Bldg) 0				
									Appraised Ob (B) Value (Bldg) 1,400				
									Appraised Land Value (Bldg) 470,200				
									Special Land Value 0				
									Total Appraised Parcel Value 844,900				
									Valuation Method C				
									Total Appraised Parcel Value 844,900				

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
QP-19-142	06-11-2019	MN		22,000		100		16 WINDOWS AND 2 DOORS		08-24-2018	JLF	5		30	Quality Control
2017-104	04-19-2017	RM	Remodel	22,000	08-24-2018	100		KITCHEN REMODEL		11-04-2015	SJD	9		01	Measure - No Entry
										04-12-2013	VGS			20	Field Review
										11-07-2007	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	40,075 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	04	Cape Cod	Bsmt Area	1012	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
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	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	01	None			
Bedrooms	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1012				

CONDO DATA			
Parcel Id		C	Owne
			B S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
			474,219
Net Other Adj			16,900
Replace Cost			491,119
Year Built			1970
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			373,300
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	96	21.00	1980	A	70	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,012	1,012	1,012	216.24	218,837
BSM	Basement	0	1,012	202	43.16	43,681
FEP	Finished Enclosed Porch	0	240	144	129.75	31,139
FGR	Garage	0	506	202	86.33	43,681
FOP	Open Porch	0	60	9	32.44	1,946
TQS	Three Quarter Story	624	832	624	162.18	134,935
Ttl Gross Liv / Lease Area		1,636	3,662	2,193		474,219

