

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
RUFO MICHAEL T			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
RUFO NANCY E			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	472,800	472,800	
81 MILLBROOK WAY		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	495,000	495,000		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2308 Total Acres 1.098 Chapter Lan GIS ID F_875070_2848425			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	3,400	3,400	
						Total		971,200	971,200	<b>VISION</b>

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
RUFO MICHAEL T		31831 0002	12-01-2005	U	I	610,000	1A	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	363,300	2022	1010	333,700
									1010	483,600		1010	408,000
									1010	2,300		1010	2,300
								Total		849,200	Total		744,000
								Total			Total		676,900

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0070			

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			472,800
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			3,400
Appraised Land Value (Bldg)			495,000
Special Land Value			0
Total Appraised Parcel Value			971,200
Valuation Method			C
Total Appraised Parcel Value			971,200

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
251	07-19-2006	MS	Miscellaneous	6,500		100		12X16 UTILITY BLDG	09-29-2020	SJT	10		20	Field Review
561	12-07-2005	MS	Miscellaneous	2,000	07-28-2006	100		86X86X35 OUTDR SPA	04-12-2013	VGS			20	Field Review
560	12-07-2005	AD	Addition	50,000	07-28-2006	100		12X26 2ND STRY,REM0D	06-19-2007	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	PD	Primary	40,000 SF	8.75	1.00000	5	1.00	0070	1.389		1.0000	12.16	486,200
1	1010	Single Family	PD	Residual	0.180 AC	35,000.00	1.00000	5	1.00	0070	1.389		1.0000	1.12	8,800
Total Card Land Units					1.10 AC	Parcel Total Land Area					1.10	Total Land Value			495,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1104	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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	Net Other Adj		550,807
Heat Type	05	Hot Water	Replace Cost		47,705
AC Type	01	None	Year Built		1977
Bedrooms	4		Effective Year Built		2000
Full Baths	3		Depreciation Code		G
Half Baths	1		Remodel Rating		
Extra Fixtures	1		Year Remodeled		
Total Rooms	7		Depreciation %		21
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		79
Sq Ft Fin Bsmt	480		Cns Sect Rcnd		472,800
FBM Quality	04	Above Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	2		Misc Imp Ovr		
Bsmt Area	1104		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	192	21.00	2006	G	85	C	1.00	3,400

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,152	1,152	1,152	207.93	239,535
BSM	Basement	0	1,104	221	41.62	45,953
DCK	Deck	0	596	60	20.93	12,476
FOP	Open Porch	0	24	4	34.66	832
FUS	Finished Upper Story	1,212	1,212	1,212	207.93	252,011
Ttl Gross Liv / Lease Area		2,364	4,088	2,649		550,807

