

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
RODERICKS RONALD J			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
RODERICKS ANDREA A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	968,100	968,100	
10 PHEASANT HILL LN		<b>SUPPLEMENTAL DATA</b>			0 Light	RES LAND	1010	595,200	595,200	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3813 Total Acres 5.018 Chapter Lan GIS ID F_869088_2845166			Cyclical 5 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	12,200	12,200	
						Total		1,575,500	1,575,500	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
RODERICKS RONALD J		51454 203	08-01-2019	Q	I	1,350,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed					
QUINLAN MICHAEL F		28506 0058	06-23-2004	U	I	950,000	1A	2023	1010	741,200	2022	1010	679,900	2021	1010	571,600					
PHEASANT HILL LANE RELATY TRUST		14220 0248	03-20-1996	U	I	100	1F		1010	737,300		1010	574,200		1010	479,700					
QUINLAN LORETTA L		14220 0240	03-20-1996	U	I	100	1F		1010	8,700		1010	8,700		1010	5,900					
QUINLAN JOHN M		10565 0285	11-01-1991	Q	I	374,900	00	Total									1,487,200	Total	1,262,800	Total	1,057,200

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

APPRAISED VALUE SUMMARY															
Appraised Bldg. Value (Card)														968,100	
Appraised Xf (B) Value (Bldg)														0	
Appraised Ob (B) Value (Bldg)														12,200	
Appraised Land Value (Bldg)														595,200	
Special Land Value														0	
Total Appraised Parcel Value														1,575,500	
Valuation Method														C	
Total Appraised Parcel Value														1,575,500	

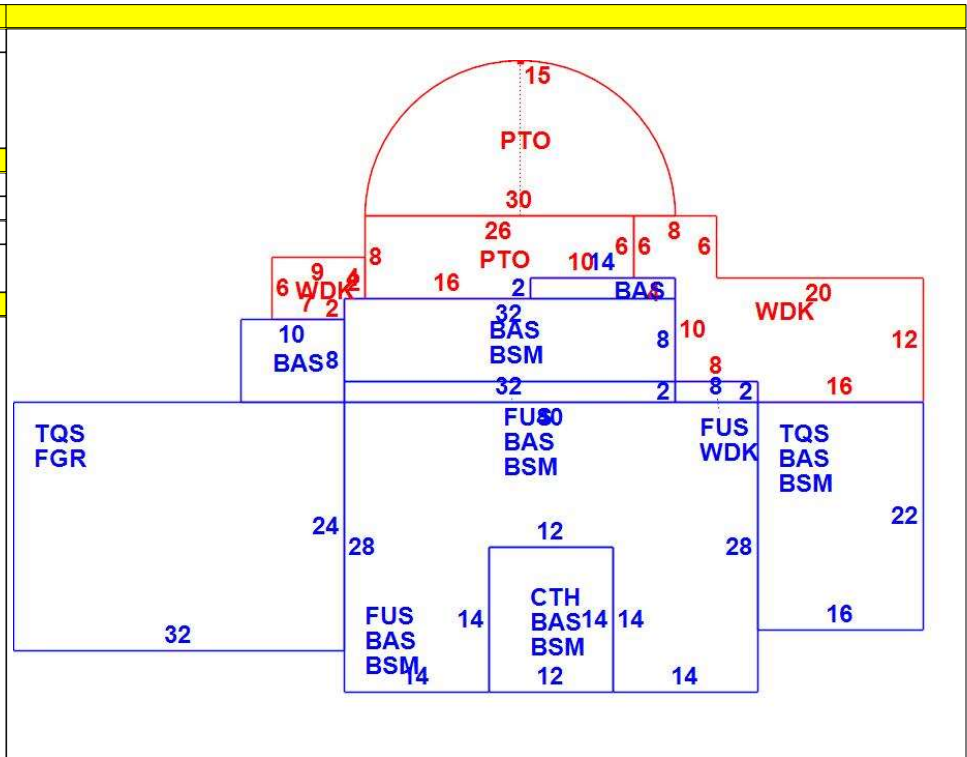
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
2014-90	04-14-2014	RM	Remodel	28,000		100		FINISH 700 SF OF BASEMENT		01-23-2020	SJD	9	1	00	Measure & Listed
456	10-03-2005	AD	Addition	120,000	10-17-2006	100		1ST,2ND FLR 2 DORMER		09-12-2017	SJD			20	Field Review
13589	03-21-1995	NC	New Construct	12,000	05-30-1996	100		FIN SPACE OVER GAR		04-12-2013	VGS			20	Field Review
										11-20-2007	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	40,000 SF	8.75	1.00000	5	1.00	0080	1.503			1.0002	526,100	
1	1010	Single Family	RC	Residual	1.950 AC	35,000.00	0.61025	5	1.00	0080	1.503			1.0000	62,600	
1	1010	Single Family	WP	Undevelop	2.150 AC	2,000.00	1.00000	0	1.00	0080	1.503			1.0000	6,500	
Total Card Land Units					5.02 AC	Parcel Total Land Area					5.02	Total Land Value				595,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1792	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	04	Hip			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	3				
Half Baths	1				
Extra Fixtures	8				
Total Rooms	10				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	1				
Sq Ft Fin Bsmt	676				
FBM Quality	05	Living Area			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1792				

CONDO DATA			
Parcel Id	C	B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Net Other Adj	1,036,130
Replace Cost	76,650
Year Built	1,112,781
Effective Year Built	1991
Depreciation Code	2008
Remodel Rating	VG
Year Remodeled	
Depreciation %	13
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	87
Cns Sect Rcnd	968,100
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	240	21.00	2005	A	70	C	1.00	3,500
GNR	GENERATOR	L	1	12400.00	2005	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,900	1,900	1,900	229.23	435,542
BSM	Basement	0	1,792	358	45.80	82,065
CTH	Cathedral Ceiling	0	168	17	23.20	3,897
FGR	Garage	0	768	307	91.63	70,374
FUS	Finished Upper Story	1,032	1,032	1,032	229.23	236,568
PTO	Patio	0	541	27	11.44	6,189
TQS	Three Quarter Story	840	1,120	840	171.92	192,555
WDK	Deck	0	386	39	23.16	8,940
Ttl Gross Liv / Lease Area		3,772	7,707	4,520		1,036,130

