

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
ROSENBERY SARA A & MCLEAN M 6 RACHAELS LANE REALTY TRUST 6 RACHAELS LN		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	319,200	319,200	
		SUPPLEMENTAL DATA		RES LAND		1010	474,100	474,100	RESIDNTL	1010	8,600	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1914 Total Acres 1.520 Chapter Lan GIS ID F_873501_2846416		Cyclical 5 Exemption W District Res Exem Assoc Pid#		Total		801,900		801,900		VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ROSENBERY SARA A & MCLEAN MEG		43833 0220	11-18-2013	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
ROSENBERY SARA A		42436 0182	12-21-2012	Q	I	524,000	00	2023	1010	317,000	2022	1010	285,600	2021	1010	285,000
THOMAS FREDERICK E & ANN E		18678 0152	07-07-2000	Q	I	450,000	00		1010	508,800		1010	323,300		1010	311,900
COLLINS, PETER R		0000 0000	11-15-1990	Q	I	235,000	00		1010	6,300		1010	6,300		1010	6,300
Total								832,100		Total		615,200		Total		603,200

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

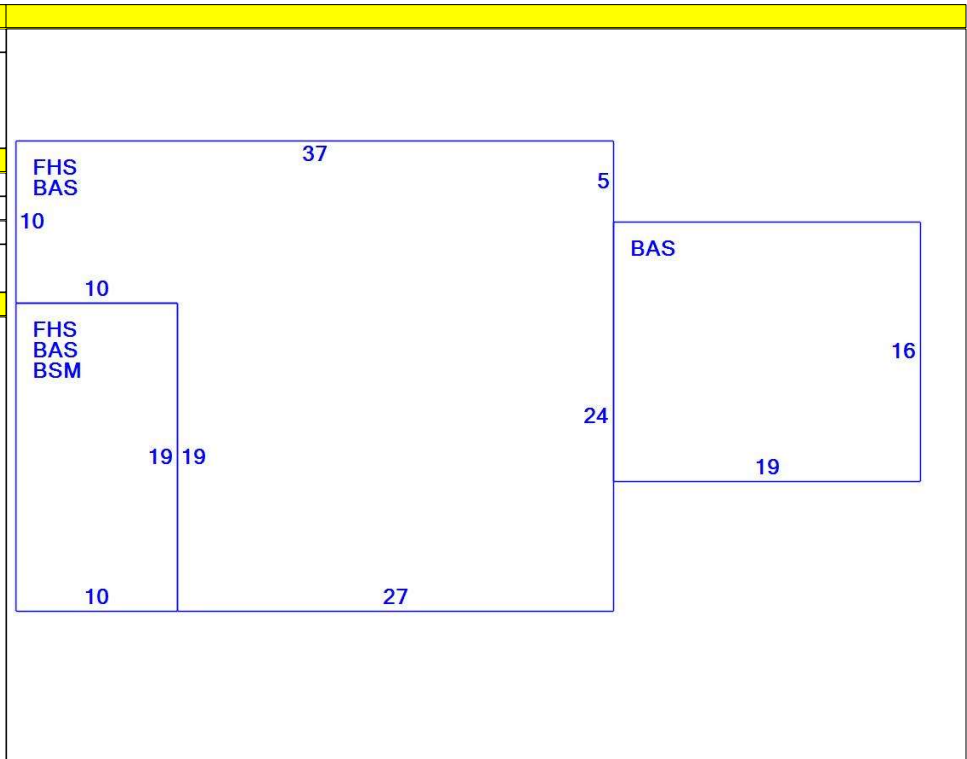
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	319,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	8,600
Appraised Land Value (Bldg)	474,100
Special Land Value	0
Total Appraised Parcel Value	801,900
Valuation Method	C
Total Appraised Parcel Value	801,900

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
QPO-21-21 100	09-03-2021 04-10-2008	MN RM	Maintenance Remodel	41,200 30,000	08-28-2008	100	10-18-2021	Reroof 18 Sq & Replace skylight. KIT,1/2BTH,FULLBATH	09-28-2020 04-12-2013 03-01-2013 10-04-2012 08-28-2008	SJT VGS SJD KP K-B	10 9 6	1 1	20 20 00 30 00	Field Review Field Review Measure & Listed Quality Control 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	0060	1.341		ES95	0.9500	11.15	445,900
1	1010	Single Family	PD	Residual	0.600	AC 35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.08	28,200
Total Card Land Units					1.52	AC	Parcel Total Land Area					1.52	Total Land Value			474,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	190	
Model	01	Residential	Bsmt Type	00	
Grade	06	Good	Unfin Area	0.00	N/A
Stories	1.5				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			427,023
Interior Floor 2			Net Other Adj		22,620
Heat Fuel	02	Oil	Replace Cost		449,642
Heat Type	05	Hot Water	Year Built		1650
AC Type	01	None	Effective Year Built		1992
Bedrooms	3		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		29
Total Rooms	6		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	2		Percent Good		71
Gas Fireplaces	0		Cns Sect Rcnd		319,200
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	03	Stone	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	190		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
FGR1	Garage - 1 Sto	L	180	52.00	1986	A	70	C	1.00	6,600
PTO	Patio	L	189	15.00	2000	A	70	C	1.00	2,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,377	1,377	1,377	218.76	301,235
BSM	Basement	0	190	38	43.75	8,313
FHS	Finished Half Story	537	1,073	537	109.48	117,475
Ttl Gross Liv / Lease Area		1,914	2,640	1,952		427,023

