

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
ROGAL BRETT			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
ROGAL LIA BRIGIDA			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	720,500	720,500
2 RACHAELS LN				0 Medium		RES LAND	1010	439,200	439,200
SUPPLEMENTAL DATA									
DUXBURY	MA	02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2800 Total Acres .638 Chapter Lan GIS ID F_873503_2846929		Cyclical 5 Exemption W District Res Exem Assoc Pid#				
							Total	1,159,700	1,159,700

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
ROGAL BRETT		55299 225	07-13-2021	Q	I	1,000,000	00	Year	Code	Assessed	Year	Code	Assessed
SHEEHAN THOMAS M		38885 0274	08-25-2010	Q	I	670,000	00	2023	1010	538,000	2022	1010	459,500
CISLO JOHN A		20115 0334	06-29-2001	Q	I	537,000	00		1010	471,400	2021	1010	296,800
SMITH RICHARD		13536 0058	04-21-1995	Q	I	330,000	00						
							Total	1,009,400	Total	756,300	Total	711,600	

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	720,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	439,200
Special Land Value	0
Total Appraised Parcel Value	1,159,700
Valuation Method	C
Total Appraised Parcel Value	1,159,700

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			

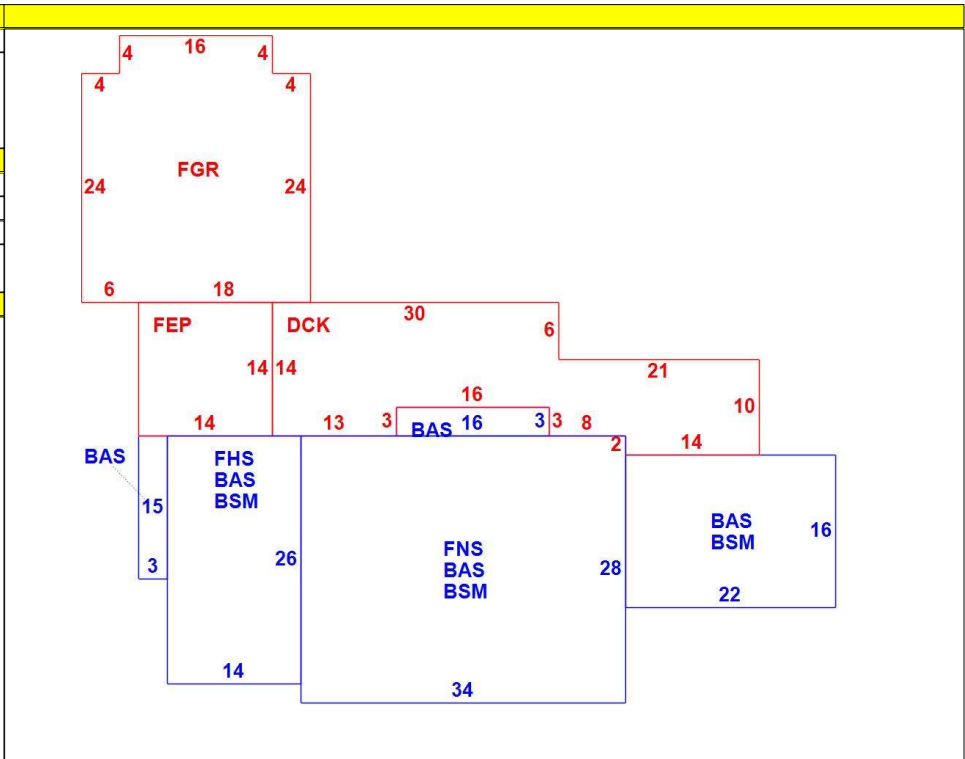
NOTES													

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-21-29	11-19-2021	MN	Maintenance	26,560		100	11-19-2021	NEW ROOF	04-14-2022	SJD	9	1	07	Measure - Info @ Door
2014-213	10-10-2014	MN	Maintenance	8,639		100		REPLACE 6 WINDOWS	09-28-2020	SJT	10		20	Field Review
166	09-29-2011	MN	Maintenance	6,840		100		RPL 5 WINDOWS	04-12-2013	VGS			20	Field Review
131	06-21-2010	RM	Remodel	1,000	07-01-2011	100		CREATE 4TH BEDRM	03-15-2011	KP		4	01	Measure - No Entry

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	R1	Primary	27,796 SF	11.78	1.00000	5	1.00	0060	1.341		1.0000	15.80	439,200
Total Card Land Units					0.64 AC	Parcel Total Land Area					0.64	Total Land Value			439,200

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1684	
Model	01	Residential	Bsmt Type	00	N/A
Grade	07	Very Good	Unfin Area	0.00	N/A
Stories	1.85				
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	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		841,569
Interior Floor 2			Replace Cost		37,120
Heat Fuel	02	Oil	Year Built		878,688
Heat Type	05	Hot Water	Effective Year Built		1985
AC Type	03	Central	Depreciation Code		2003
Bedrooms	4		Remodel Rating		G
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		18
Extra Fixtures	1		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		82
Extra Openings	1		Cns Sect Rcnd		720,500
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1684		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	1,761	1,761	1,761	236.06	415,709
BSM	Basement	0	1,668	334	47.27	78,845
DCK	Deck	0	568	57	23.69	13,456
FEP	Finished Enclosed Porch	0	196	118	142.12	27,856
FGR	Garage	0	640	256	94.43	60,432
FHS	Finished Half Story	182	364	182	118.03	42,964
FNS	Finished 90% Story	857	952	857	212.51	202,307
Ttl Gross Liv / Lease Area		2,800	6,149	3,565		841,569

