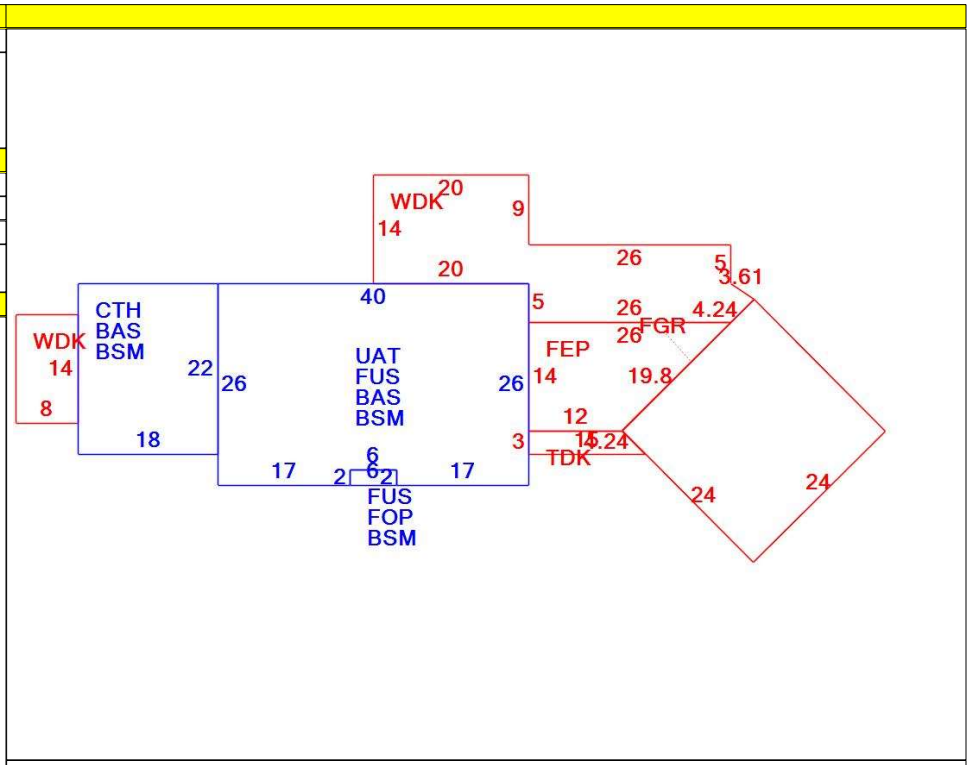


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA																			
RUEL KATHLEEN				0 Water		0 Subdivision		0 Average		Description		Code				Appraised		Assessed															
43 SIMMONS DR				0 No Sewer		0 Paved		0 Average		RESIDENTL		1010		688,500		688,500																	
DUXBURY MA 02332						0 Medium				RES LAND		1010		449,300		449,300																	
<b>SUPPLEMENTAL DATA</b>																																	
Alt Prcl ID				Cyclical		5																											
Scnd Home				Exemption																													
Tax Class T				W																													
Tot Fin Area 2452				District																													
Total Acres .74				Res Exem																													
Chapter Lan																																	
GIS ID F_873934_2847375				Assoc Pid#																													
										Total		1,137,800		1,137,800																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
PRESTON KAITLIN M				57907 348		05-12-2023		Q I		1,275,000		00		Year		Code		Assessed															
RUEL KATHLEEN				51636 108		09-13-2019		U I		1		1A		2023		1010		527,300															
RUEL GREGORY				45854 0211		07-29-2015		U I		675,000		1				2022		1010															
LENHARDT STEPHEN W JR				18847 0306		09-01-2000		U I		1		1F				2021		1010															
										Total		1,009,900		Total		792,100		Total		715,300													
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																									
Year		Code		Description		Amount		Code		Description		Number		Amount		Comm Int																	
				Total		0.00																											
ASSESSING NEIGHBORHOOD										<b>APPRAISED VALUE SUMMARY</b>																							
Nbhd		Nbhd Name		B		Tracing		Batch																									
0060																																	
NOTES										Appraised Bldg. Value (Card) 688,500																							
										Appraised Xf (B) Value (Bldg) 0																							
										Appraised Ob (B) Value (Bldg) 0																							
										Appraised Land Value (Bldg) 449,300																							
										Special Land Value 0																							
										Total Appraised Parcel Value 1,137,800																							
										Valuation Method C																							
										Total Appraised Parcel Value 1,137,800																							
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					
13170		05-16-1994		RM		Remodel		400				100				REFRAME EXIST BRZWY		05-10-2016		SJD		9		1		01		Measure - No Entry					
																		04-12-2013		VGS						20		Field Review					
																		10-21-1999		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		R1		Primary		32,196 SF		10.41		1.00000		5		1.00		0060		1.341				1.0000		13.96		449,300			
Total Card Land Units										0.74		AC		Parcel Total Land Area 0.74										Total Land Value 449,300									

**VISION**

**CONSTRUCTION DETAIL**      **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1436	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2.5				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	14	Carpet	Net Other Adj		780,940
Interior Floor 2	12	Hardwood	Replace Cost		839,579
Heat Fuel	02	Oil	Year Built		1985
Heat Type	05	Hot Water	Effective Year Built		2003
AC Type	03	Central	Depreciation Code		G
Bedrooms	4		Remodel Rating		
Full Baths	2		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	1		Percent Good		82
Extra Openings	0		Cns Sect Rcnld		688,500
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	814		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1436		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	1,424	1,424	1,424	229.22	326,404
BSM	Basement	0	1,436	287	45.81	65,785
CTH	Cathedral Ceiling	0	396	40	23.15	9,169
FEP	Finished Enclosed Porch	0	266	160	137.87	36,675
FGR	Garage	0	576	230	91.53	52,720
FOP	Open Porch	0	12	2	38.20	458
FUS	Finished Upper Story	1,040	1,040	1,040	229.22	238,385
TDK	Trex Deck	0	41	4	22.36	917
UAT	Unfinished Attic	0	1,028	154	34.34	35,299
WDK	Deck	0	660	66	22.92	15,128
Ttl Gross Liv / Lease Area		2,464	6,879	3,407		780,940

