

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
RUSSILLO THOMAS M			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
RUSSILLO COURTNEY E			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	803,600	803,600
10 ORCHARD LN		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	423,100	423,100	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2552 Total Acres .52 Chapter Lan GIS ID F_874800_2847152			Cyclical 5 Exemption W District Res Exem Assoc Pid#				
						Total	1,226,700	1,226,700	

905  
 DUXBURY, MA  
**VISION**

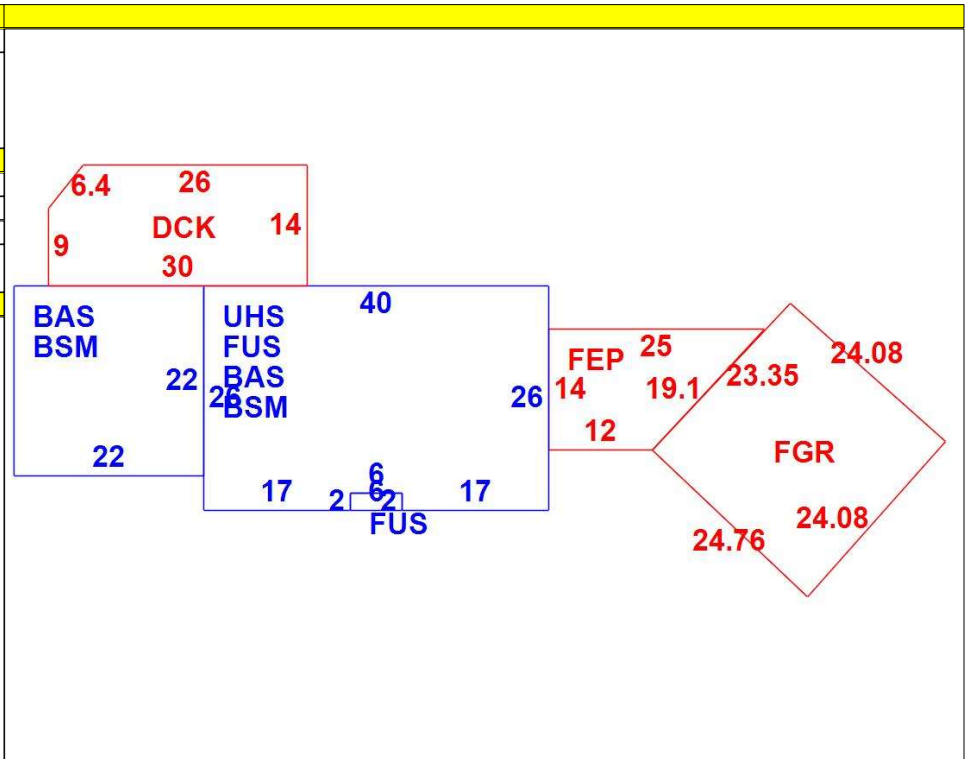
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
RUSSILLO THOMAS M		50265 0076	09-07-2018	Q	I	737,000	00	Year	Code	Assessed	Year	Code	Assessed
ALI MATTHEW B		37383 0189	06-22-2009	Q	I	700,000	00	2023	1010	615,000	2022	1010	564,000
CLARKE JONATHAN		12156 0050	08-27-1993	Q	I	343,000	00		1010	453,700	2021	1010	272,700
						Total	1,068,700	Total	856,100	Total	732,500		

EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
								<b>APPRAISED VALUE SUMMARY</b>				
								Appraised Bldg. Value (Card) 803,600				
								Appraised Xf (B) Value (Bldg) 0				
								Appraised Ob (B) Value (Bldg) 0				
								Appraised Land Value (Bldg) 423,100				
								Special Land Value 0				
								Total Appraised Parcel Value 1,226,700				
								Valuation Method C				
								Total Appraised Parcel Value 1,226,700				

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
									09-28-2020	SJT	10		20	Field Review
									04-12-2013	VGS			20	Field Review
									01-26-2008	BSB			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	PD	Primary	22,600 SF	13.96	1.00000	5	1.00	0060	1.341		1.0000	18.72	423,100
Total Card Land Units					0.52 AC	Parcel Total Land Area					0.52	Total Land Value			423,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1512	
Model	01	Residential	Bsmt Type	00	
Grade	08	Excellent	Unfin Area	514.00	N/A
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					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	12	Hardwood	Net Other Adj		851,573
Interior Floor 2			Replace Cost		913,172
Heat Fuel	02	Oil	Year Built		1986
Heat Type	05	Hot Water	Effective Year Built		2009
AC Type	01	None	Depreciation Code		E
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		12
Extra Fixtures	1		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		88
Extra Openings	0		Cns Sect Rcnd		803,600
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	756		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1512		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	1,512	1,512	1,512	240.63	363,825
BSM	Basement	0	1,512	302	48.06	72,669
DCK	Deck	0	410	41	24.06	9,866
FEP	Finished Enclosed Porch	0	259	155	144.00	37,297
FGR	Garage	0	579	232	96.42	55,825
FUS	Finished Upper Story	1,040	1,040	1,040	240.63	250,250
UHS	Unfinished Half Story	0	1,028	257	60.16	61,841
Ttl Gross Liv / Lease Area		2,552	6,340	3,539		851,573

