

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MROWKA AMANDA K			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905
MROWKA PETER S			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	604,600	604,600	
41 W FORD FARM RD		SUPPLEMENTAL DATA				RES LAND	1010	471,300	471,300	DUXBURY, MA
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2520 Total Acres .958 Chapter Lan		Cyclical 5 Exemption W District Res Exem						VISION
GIS ID F_874425_2844673		Assoc Pid#		Total 1,075,900 1,075,900						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MROWKA AMANDA K	46746	0276	03-30-2016	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed
MROWKA AMANDA K	39796	0252	03-30-2011	U	I	10	1A	2023	1010	459,000	2022	1010	419,600
MROWKA AMANDA K	39796	0240	03-30-2011	U	I	10	1A		1010	505,800	2021	1010	321,400
MROWKA AMANDA K	39631	0287	02-04-2011	U	I	10	1A						
MROWKA PETER S	39631	0268	02-04-2011	Q	I	580,000	00						
Total								964,800	Total	741,000	Total	623,600	

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

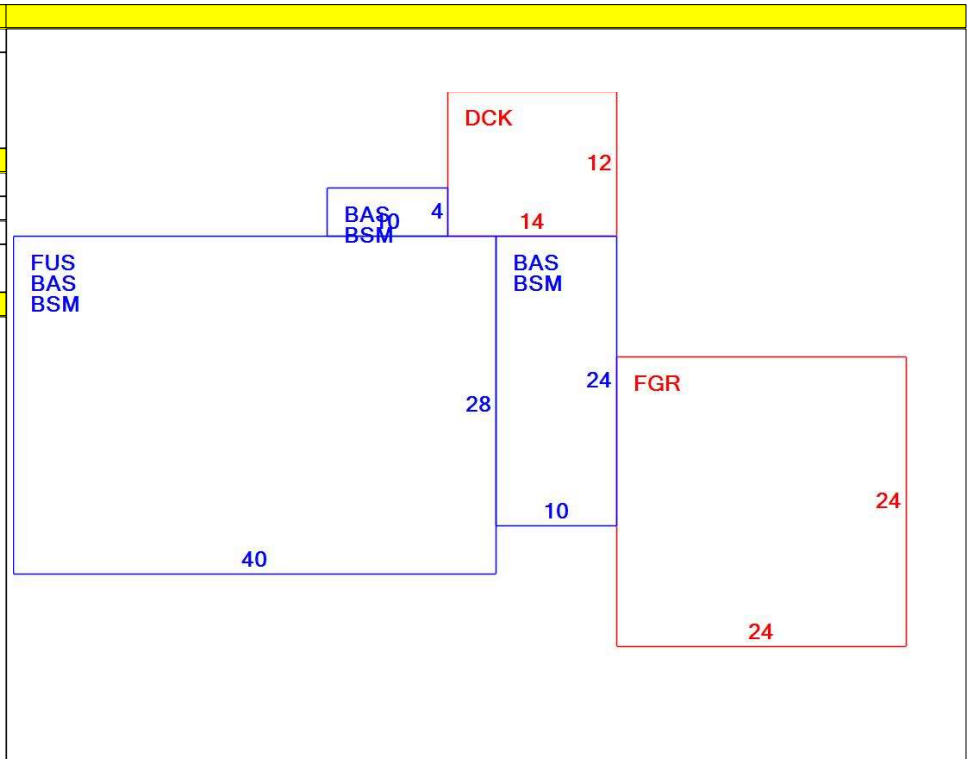
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			604,600
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			0
Appraised Land Value (Bldg)			471,300
Special Land Value			0
Total Appraised Parcel Value			1,075,900
Valuation Method			C
Total Appraised Parcel Value			1,075,900

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
12041	09-24-1991	AD	Addition			100		TWO STOVES INSTALLED	09-10-2018	SJD			20	Field Review
									04-12-2013	VGS			20	Field Review
									07-09-1999	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	PD	Primary	40,000	SF 8.75	1.00000	5	1.00	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	PD	Residual	0.040	AC 35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.09	1,900
Total Card Land Units					0.96	AC	Parcel Total Land Area					0.96	Total Land Value		471,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1400	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	04	Hip	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			680,920
Interior Floor 2			Net Other Adj		30,400
Heat Fuel	02	Oil	Replace Cost		711,319
Heat Type	05	Hot Water	Year Built		1990
AC Type	01	None	Effective Year Built		2006
Bedrooms	4		Depreciation Code		G
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		15
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	0		Percent Good		85
Gas Fireplaces	0		Cns Sect Rcnld		604,600
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1400		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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,400	1,400	1,400	223.47	312,861	
BSM	Basement	0	1,400	280	44.69	62,572	
DCK	Deck	0	168	17	22.61	3,799	
FGR	Garage	0	576	230	89.23	51,399	
FUS	Finished Upper Story	1,120	1,120	1,120	223.47	250,289	
Ttl Gross Liv / Lease Area		2,520	4,664	3,047		680,920	

