

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
ALBIN ROCHELLE S			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
35 MERRY AVE			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	497,300	497,300
DUXBURY MA 02332		SUPPLEMENTAL DATA			0 Medium	RES LAND	1010	503,200	503,200
Alt Prcl ID		Cyclical 5							
Scnd Home		Exemption							
Tax Class T		W							
Tot Fin Area 1572		District							
Total Acres 1.268		Res Exem							
Chapter Lan									
GIS ID F_873990_2843316		Assoc Pid#							
Total							1,000,500	1,000,500	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
ALBIN ROCHELLE S		8628 0073	08-04-1988	Q	I	207,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	399,900	2022	1010	374,800
									1010	491,600		1010	414,800
								Total		891,500	Total		789,600
								Total			Total		669,700

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0070				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	497,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	503,200
Special Land Value	0
Total Appraised Parcel Value	1,000,500
Valuation Method	C
Total Appraised Parcel Value	1,000,500

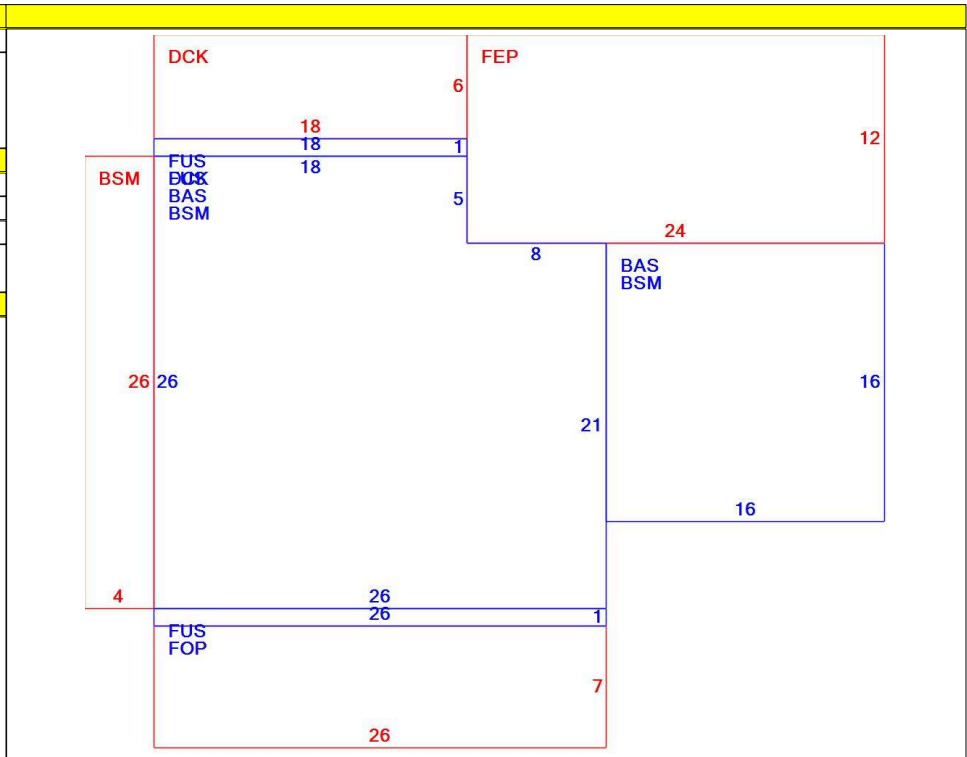
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
200	05-18-2005	MS	Miscellaneous	9,000		100		CONST 8X26 COV PRCH	10-06-2020	SJT	10		20	Field Review
405	08-05-2003	AD	Addition	4,000	03-20-2004	100		4 X 28 FARMER'S PORC	04-12-2013	VGS			20	Field Review
487	11-14-2002	AD	Addition	10,000	03-20-2004	100		PANTRY/PORCH	03-04-2008	BSB			09	Total Refusal
20010336	08-17-2001	NC	New Construct	10,000	09-30-2002	100		12X16 UNHEATED SUNRM						
14873	04-06-1998	NC	New Construct	3,000	10-06-2000	100		4X16 DECK WITH ROOF						

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	0070	1.389		1.0000	12.16	486,200
1	1010	Single Family	RC	Residual	0.350 AC	35,000.00	1.00000	5	1.00	0070	1.389		1.0000	1.12	17,000
Total Card Land Units					1.27 AC	Parcel Total Land Area					1.27	Total Land Value			503,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	996	
Model	01	Residential	Bsmt Type	00	N/A
Grade	07	Very Good	Unfin Area	0.00	
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	07	Gambrel			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	450				
FBM Quality	05	Living Area			
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	996				

CONDO DATA			
Parcel Id		C	Ownr
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
	523,686
Net Other Adj	47,920
Replace Cost	571,607
Year Built	1981
Effective Year Built	2008
Depreciation Code	E
Remodel Rating	
Year Remodeled	
Depreciation %	13
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	87
Cns Sect Rcnd	497,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
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	892	892	892	263.42	234,974
BSM	Basement	0	996	199	52.63	52,421
DCK	Deck	0	126	13	27.18	3,425
FEP	Finished Enclosed Porch	0	288	173	158.24	45,572
FOP	Open Porch	0	208	31	39.26	8,166
FUS	Finished Upper Story	680	680	680	263.42	179,128
Ttl Gross Liv / Lease Area		1,572	3,190	1,988		523,686

