

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
RODERICK KYLE JERROD TRUSTEE			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA	
RODERICK FAMILY TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	485,600	485,600		
112 FLINT LOCKE DR		SUPPLEMENTAL DATA				RES LAND	1010	350,700	350,700	VISION	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2631 Total Acres .938 Chapter Lan		Cyclical 6 Exemption W District Res Exem							
GIS ID F_868899_2832871		Assoc Pid#						Total	836,300		836,300
								Total	836,300		836,300

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
RODERICK KYLE J & DRAPEAU DANIEL		57986 77	06-07-2023	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
RODERICK KYLE JERROD TRUSTEE		51645 159	09-16-2019	U	I	1	1A	2023	1010	370,900	2022	1010	340,000	2021	1010	303,900
RODERICK KYLE J		49708 0093	04-19-2018	Q	I	680,000	00		1010	476,000		1010	401,600		1010	365,400
HARDWICK CHRISTOPHER N & NANCY		40104 0101	07-08-2011	Q	I	582,500	00									
SULLIVAN PAUL R		13790 0045	08-28-1995	Q	I	264,500	00									
		Total						846,900		Total		741,600		Total		669,300

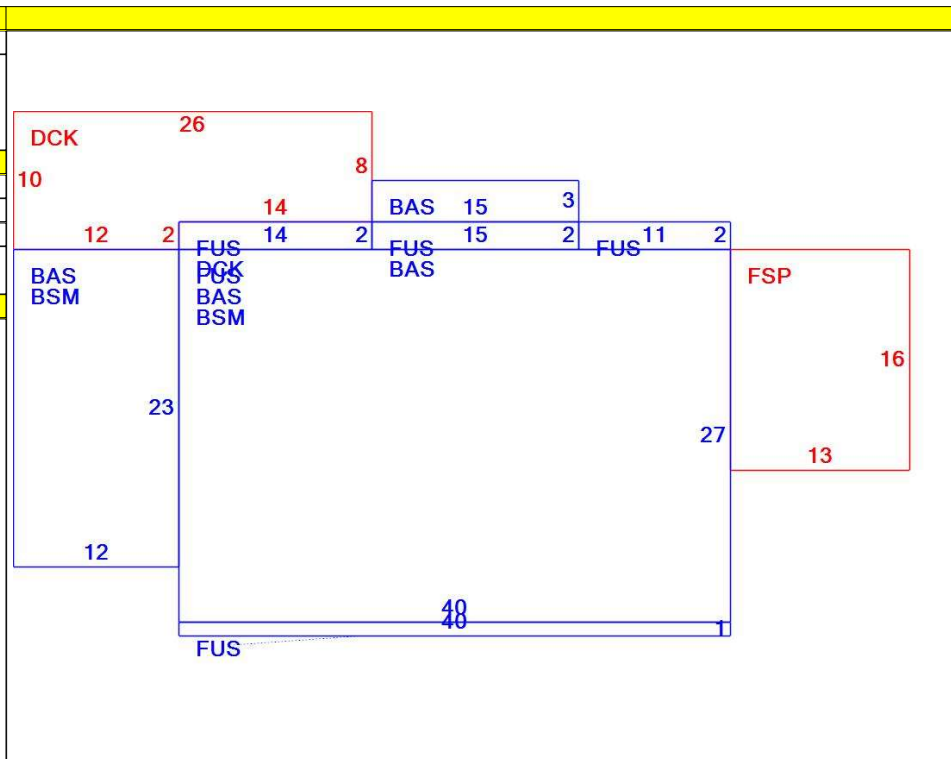
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int									
Total		0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY											
Nbhd	Nbhd Name	B		Tracing		Batch									
0050															
NOTES															
												Appraised Bldg. Value (Card) 485,600			
												Appraised Xf (B) Value (Bldg) 0			
												Appraised Ob (B) Value (Bldg) 0			
												Appraised Land Value (Bldg) 350,700			
												Special Land Value 0			
												Total Appraised Parcel Value 836,300			
												Valuation Method C			
												Total Appraised Parcel Value 836,300			

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-23-12	01-19-2023	MN	Maintenance	14,250		100	01-19-2023	STRIP & REROOF	02-27-2019	SJT	9		02	Callback - No Entry
2015-189	06-29-2015	BP	Bldg Permit	15,000	08-01-2018	100		REBUILD 14' X 25.5' DECK	08-01-2018	JLF	5		30	Quality Control
14598	07-24-1997	NC	New Construct	15,000	05-08-1998	100		10X26 DCK/RMDL KITCH	04-12-2013	VGS			20	Field Review
									02-28-2012	K/S		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	RC	Primary	40,000 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.020 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	700
Total Card Land Units					0.94 AC	Parcel Total Land Area					0.94	Total Land Value			350,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1356	
Model	01	Residential	Bsmt Type	00	N/A
Grade	06	Good	Unfin Area	0.00	N/A
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		599,163
Interior Floor 2			Replace Cost		39,730
Heat Fuel	03	Gas	Year Built		638,893
Heat Type	05	Hot Water	Effective Year Built		1966
AC Type	01	None	Depreciation Code		1997
Bedrooms	4		Remodel Rating		G
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		24
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		76
Extra Openings	0		Cns Sect Rcnld		485,600
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	380		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	1356		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	1,431	1,431	1,431	201.74	288,688
BSM	Basement	0	1,356	271	40.32	54,671
DCK	Deck	0	260	26	20.17	5,245
FSP	Screened Porch	0	208	42	40.74	8,473
FUS	Finished Upper Story	1,200	1,200	1,200	201.74	242,086
Ttl Gross Liv / Lease Area		2,631	4,455	2,970		599,163

