

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
RUSSILLO THOMAS P			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	
RUSSILLO ANNE M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	603,100	603,100	
55 ISLAND CREEK RD		SUPPLEMENTAL DATA				RES LAND	1010	471,300	471,300	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3070 Total Acres .958 Chapter Lan		Cyclical 6 Exemption W District Res Exem						
GIS ID F_871009_2835140		Assoc Pid#						Total	1,074,400	1,074,400

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
RUSSILLO THOMAS P		LCC 62720	10-23-1979	U	I	77,000	1	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	481,700	2022	1010	468,100
									1010	505,800		1010	321,400
								Total		987,500	Total		789,500
											Total		706,300

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

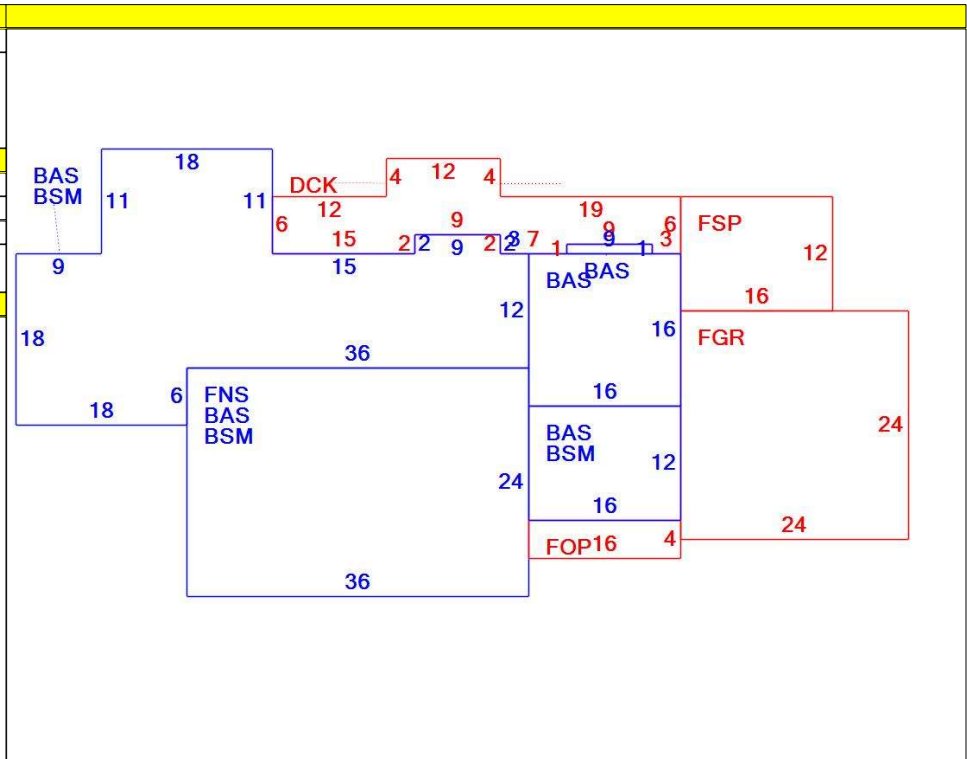
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	603,100
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	1,074,400
Valuation Method	C
Total Appraised Parcel Value	1,074,400

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
2018-41	04-03-2018	MN	Maintenance	3,000		100		REPLACE 1 DOOR		11-04-2020	SJT	10		20	Field Review
416	09-02-2005	AD	Addition	120,000		100		1 STRY ADD,DCK,REMOD		04-12-2013	VGS			20	Field Review
										05-22-2007	KP		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	0060	1.341			11.74	469,400
1	1010	Single Family	RC	Residual	0.040 AC	35,000.00	1.00000	5	1.00	0060	1.341			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	00	Gambrel	Bsmt Area	2028	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.9				
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	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	3				
Half Baths	2				
Extra Fixtures	1				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	410				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	2028				
CONDO DATA					
Parcel Id		C	Owne		
			B		S
Adjust Type		Code	Description		Factor%
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Net Other Adj				747,049	
Replace Cost				46,473	
Year Built				793,522	
Effective Year Built				1973	
Depreciation Code				1997	
Remodel Rating				G	
Year Remodeled					
Depreciation %				24	
Functional Obsol					
External Obsol					
Trend Factor				1.000	
Condition					
Condition %					
Percent Good				76	
Cns Sect Rcnld				603,100	
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	2,293	2,293	2,293	197.48	452,811
BSM	Basement	0	2,028	406	39.53	80,175
DCK	Deck	0	279	28	19.82	5,529
FGR	Garage	0	576	230	78.85	45,419
FNS	Finished 90% Story	778	864	778	177.82	153,636
FOP	Open Porch	0	64	10	30.86	1,975
FSP	Screened Porch	0	192	38	39.08	7,504
Ttl Gross Liv / Lease Area		3,071	6,296	3,783		747,049

