

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
RUSSELL RUTHANNE TT			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
RUTHANNE RUSSELL TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	726,200	726,200	
12 FEDERAL EAGLE RD				0 Light		RES LAND	1010	529,500	529,500	
DUXBURY MA 02332		SUPPLEMENTAL DATA				RESIDNTL	1010	64,800	64,800	
Alt Prcl ID		Cyclical 6								
Scnd Home		Exemption								
Tax Class T		W								
Tot Fin Area 3276		District								
Total Acres .924		Res Exem								
Chapter Lan										
GIS ID F_873598_2834589		Assoc Pid#								
						Total		1,320,500	1,320,500	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
ZUCKERMAN DAVID & SARA	LCC	135263	04-14-2023	Q	I	1,501,000	00	Year	Code	Assessed	Year	Code	Assessed		
RUSSELL RUTHANNE TT	LCC	118911	04-30-2013	U	I	1	1A	2023	1010	557,000	2022	1010	523,300		
RUSSELL RUTHANNE	0000	0000	04-29-2013	U	I	1	1A		1010	629,900		1010	485,600		
RUSSELL RUTHANNE TT	0000	0000	02-20-2013	U	I	100	1A		1010	41,000		1010	41,000		
RUSSELL RUTHANNE	LCC	115310	10-27-2010	Q	I	722,000	00					1010	38,200		
								Total		1,227,900	Total		1,049,900	Total	889,800

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

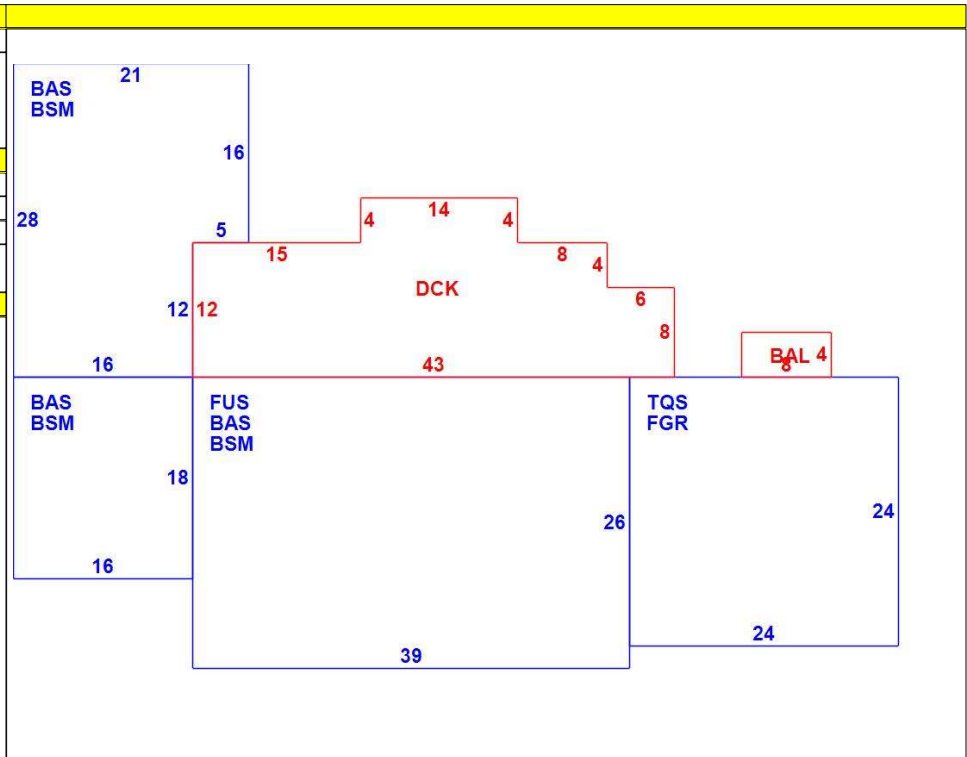
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	726,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	64,800
Appraised Land Value (Bldg)	529,500
Special Land Value	0
Total Appraised Parcel Value	1,320,500
Valuation Method	C
Total Appraised Parcel Value	1,320,500

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
2019-8	01-14-2019	RM	Remodel	50,040	05-23-2019	100	07-22-2019	RM MASTER BATHROOM	10-11-2019	SJT	10		00	Measure & Listed
2018-166	05-08-2018	RM	Remodel	26,000	08-01-2018	100		REMODEL BASEMENT PLAYR	05-23-2019	SJT	5		01	Measure - No Entry
2018-149	04-23-2018	MS	Miscellaneous	4,000		100		INSTALL NEW STEEL BEAM IN	08-01-2018	JLF	5		30	Quality Control
2014-312	10-23-2014	RM	Remodel	22,000		100		KITCHEN REMODEL INCLUDIN	04-12-2013	VGS			20	Field Review
93	06-03-2011	AD	Addition	75,000	02-07-2012	100		456'1STY,456'D	02-07-2012	K-S		1	00	Measure & Listed
77	03-11-2004	MN	Maintenance	13,250		100		REPLACE SHINGLES						
14032	05-09-1996	NC	New Construct	10,000	08-22-1997	100		18X36 INGROUND POOL						

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	40,266	SF	8.75	1.00000	5	1.00	0080	1.503		1.0000	13.15	529,500
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			529,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1830	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	11	Clapboard			B S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		790,724
Interior Floor 2			Replace Cost		63,583
Heat Fuel	02	Oil	Year Built		854,306
Heat Type	05	Hot Water	Effective Year Built		1988
AC Type	03	Central	Depreciation Code		2006
Bedrooms	5		Remodel Rating		VG
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		15
Extra Fixtures	2		Functional Obsol		
Total Rooms	11		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		85
Extra Openings	0		Cns Sect Rcnld		726,200
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	950		Dep Ovr Comment		
FBM Quality	05	Living Area	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1830		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
SPL2	Ing Pool-Good	L	600	89.00	1996	A	70	B	1.50	56,100
GNR	GENERATOR	L	1	12400.00	2018	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAL	Balcony	0	32	3	18.86	604
BAS	First Floor	1,830	1,830	1,830	201.20	368,200
BSM	Basement	0	1,830	366	40.24	73,640
DCK	Deck	0	548	55	20.19	11,066
FGR	Garage	0	576	230	80.34	46,276
FUS	Finished Upper Story	1,014	1,014	1,014	201.20	204,019
TQS	Three Quarter Story	432	576	432	150.90	86,919
Ttl Gross Liv / Lease Area		3,276	6,406	3,930		790,724

