

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BLACKINGTON ROSELLA M TT			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
ROSELLA M BLACKINGTON REVOCA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	421,400	421,400	
5 OLD COACH WAY				0 Medium		RES LAND	1010	488,100	488,100	
DUXBURY MA 02332		SUPPLEMENTAL DATA			RESIDNTL	1010	1,200	1,200	1,200	
Alt Prcl ID		Cyclical 6								
Scnd Home		Exemption								
Tax Class T		W								
Tot Fin Area 2252		District								
Total Acres .958		Res Exem								
Chapter Lan										
GIS ID F_873190_2836137		Assoc Pid#								
							Total	910,700	910,700	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BLACKINGTON ROSELLA M TT	56165	212	12-14-2021	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
BLACKINGTON ROSELLA M	46663	0253	03-08-2016	U	I	10	1A	2023	1010	331,200	2022	1010	303,600
BLACKINGTON ROSELLA M TT	42765	0341	03-06-2013	U	I	100	1A		1010	476,900		1010	402,400
BLACKINGTON FRANK H III	40748	0079	12-19-2011	U	I	1	1F		1010	800		1010	800
BLACKINGTON FRANK III/ ROSELLA TT	33927	0346	01-03-2007	U	I	100	1F	Total		808,900	Total		706,800
								Total		642,800	Total		642,800

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

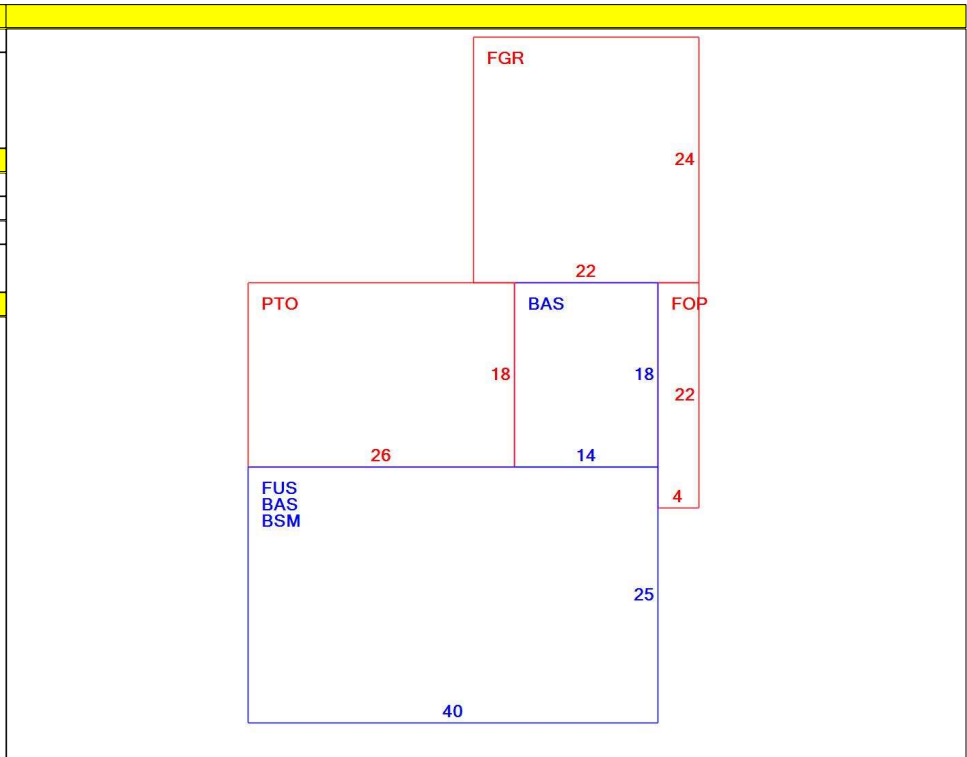
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0070				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	421,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,200
Appraised Land Value (Bldg)	488,100
Special Land Value	0
Total Appraised Parcel Value	910,700
Valuation Method	C
Total Appraised Parcel Value	910,700

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-22-16	03-21-2022	MN	Maintenance	9,268		100		Replacement of 4 windows	10-16-2020	SJT	10		20	Field Review
2013-17	02-27-2013	MN	Maintenance	8,200		100		REBUILD GARAGE SIDE CHIM	07-30-2013	BH			01	Measure - No Entry
80	11-23-2005	MS	Miscellaneous	3,000		100		ROOF	04-12-2013	VGS			20	Field Review
15075	08-13-1998	NC	New Construct	1,500		100		8X10 UTILITY BLDING	04-03-2007	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	0070	1.389		1.0000	12.16	486,200
1	1010	Single Family	RC	Residual	0.040	AC 35,000.00	1.00000	5	1.00	0070	1.389		1.0000	1.09	1,900
Total Card Land Units					0.96	AC	Parcel Total Land Area					0.96	Total Land Value		488,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1000	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	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			555,880
Interior Floor 2			Net Other Adj		37,700
Heat Fuel	03	Gas	Replace Cost		593,581
Heat Type	05	Hot Water	Year Built		1974
AC Type	01	None	Effective Year Built		1992
Bedrooms	4		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	7		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		71
Gas Fireplaces	0		Cns Sect Rcnd		421,400
Sq Ft Fin Bsmt	300		Dep % Ovr		
FBM Quality	02	Low Quality	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1000		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
SHD1	Shed	L	80	21.00	1980	A	70	C	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,252	1,252	1,252	205.96	257,859
BSM	Basement	0	1,000	200	41.19	41,192
FGR	Garage	0	528	211	82.31	43,457
FOP	Open Porch	0	88	13	30.43	2,677
FUS	Finished Upper Story	1,000	1,000	1,000	205.96	205,958
PTO	Patio	0	468	23	10.12	4,737
Ttl Gross Liv / Lease Area		2,252	4,336	2,699		555,880

