

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
ROLFSON ROALD J PORTAIS LOUISE MARY 81 TUSOCK BROOK RD DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Good	Description	Code	Appraised	Assessed
		0	Septic	0	Paved	0	Good	RESIDENTL	1010	542,300	542,300
				0	Light			RES LAND	1010	419,100	419,100
SUPPLEMENTAL DATA											
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2376 Total Acres .422 Chapter Lan GIS ID F_867617_2829089				Cyclical Exemption W District Res Exem Assoc Pid#		6					
Total									961,400	961,400	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ROLFSON ROALD J CONSTRUCTO CORP BAY FARM TRUST		12639 0048	02-02-1994	Q	I	283,875	00	Year	Code	Assessed	Year	Code	Assessed			
		12279 0058	10-08-1993	Q	V	1	00	2023	1010	410,900	2022	1010	384,200	2021	1010	343,700
		5547 0069	06-30-1993	U	V	1	1		1010	409,100		1010	352,000		1010	310,800
Total									820,000	Total	736,200	Total	654,500			

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	542,300		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	0		
Appraised Land Value (Bldg)	419,100		
Special Land Value	0		
Total Appraised Parcel Value	961,400		
Valuation Method	C		
Total Appraised Parcel Value	961,400		

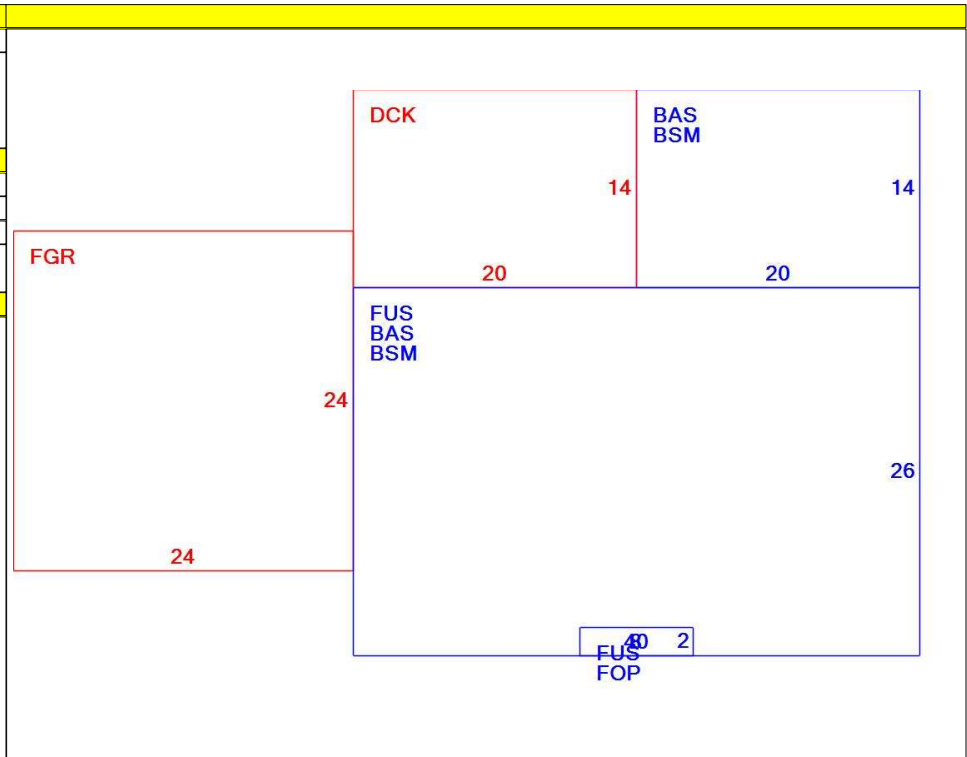
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0070				

NOTES											

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
12948	09-28-1993	NC	New Construct	137,000		100		26X40/2ST14X20/GAR	08-06-2020	SJT	6		20	Field Review
11416	11-30-1989	NC	New Construct	114,800	11-03-1995	100		2-STY 28X53 W/G & DK	04-12-2013	VGS			20	Field Review
									02-12-2008	BSB		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	PD	Primary	18,368 SF	16.43	1.00000	5	1.00	0070	1.389		1.0000	22.82	419,100	
Total Card Land Units					0.42 AC	Parcel Total Land Area					0.42	Total Land Value				419,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1320	
Model	01	Residential	Bsmt Type	00	
Grade	06	Good	Unfin Area	0.00	N/A
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			Owne
Exterior Wall 2	11	Clapboard			B
Roof Structure	03	Gable			S
Roof Cover	03	Asphalt	Adjust Type	Code	Description
Interior Wall 1	05	Drywall	Condo Flr		Factor%
Interior Wall 2			Condo Unit		
Interior Floor 1	12	Hardwood	COST / MARKET VALUATION		
Interior Floor 2			Net Other Adj		614,394
Heat Fuel	03	Gas	Replace Cost		23,635
Heat Type	05	Hot Water	Year Built		1993
AC Type	03	Central	Effective Year Built		2006
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		15
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		85
Gas Fireplaces	0		Cns Sect Rcnld		542,300
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1320		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	1,320	1,320	1,320	211.86	279,655	
BSM	Basement	0	1,320	264	42.37	55,931	
DCK	Deck	0	280	28	21.19	5,932	
FGR	Garage	0	576	230	84.60	48,728	
FOP	Open Porch	0	16	2	26.48	424	
FUS	Finished Upper Story	1,056	1,056	1,056	211.86	223,724	
Ttl Gross Liv / Lease Area		2,376	4,568	2,900		614,394	

