

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
RODERICK ARTHUR J			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
RODERICK FLORENCE M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	288,400	288,400	
32 MULLINS AVE				0 Light		RES LAND	1010	331,400	331,400	
DUXBURY MA 02332		<b>SUPPLEMENTAL DATA</b>			RESIDNTL	1010	1,300	1,300		
Alt Prcl ID		Cyclical 7								
Scnd Home		Exemption 41D								
Tax Class T		W								
Tot Fin Area 1068		District								
Total Acres .08		Res Exem								
Chapter Lan										
GIS ID F_872021_2831050		Assoc Pid#								
						Total		621,100	621,100	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
RODERICK ARTHUR J	48813	0132	08-18-2017	Q	I	419,900	00	Year	Code	Assessed	Year	Code	Assessed
FISHER-BAILEY BRANDY	45577	0176	05-22-2015	Q	I	368,000	00	2023	1010	222,300	2022	1010	183,800
SHEEHAN TRACY	44822	0103	10-08-2014	U	I	210,000	1		1010	246,800		1010	237,500
EVANS KENNETH C & DIANE M	37810	0105	10-15-2009	U	I	1	1F		1010	900		1010	900
EVANS KENNETH C TRUSTEE	27896	0201	04-06-2004	U	I	100	1F	Total		470,000	Total		422,200
								Total		382,600			

EXEMPTIONS		OTHER ASSESSMENTS						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2024	41D	ELDERLY	1000.00					
		Total	1,000.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0040				

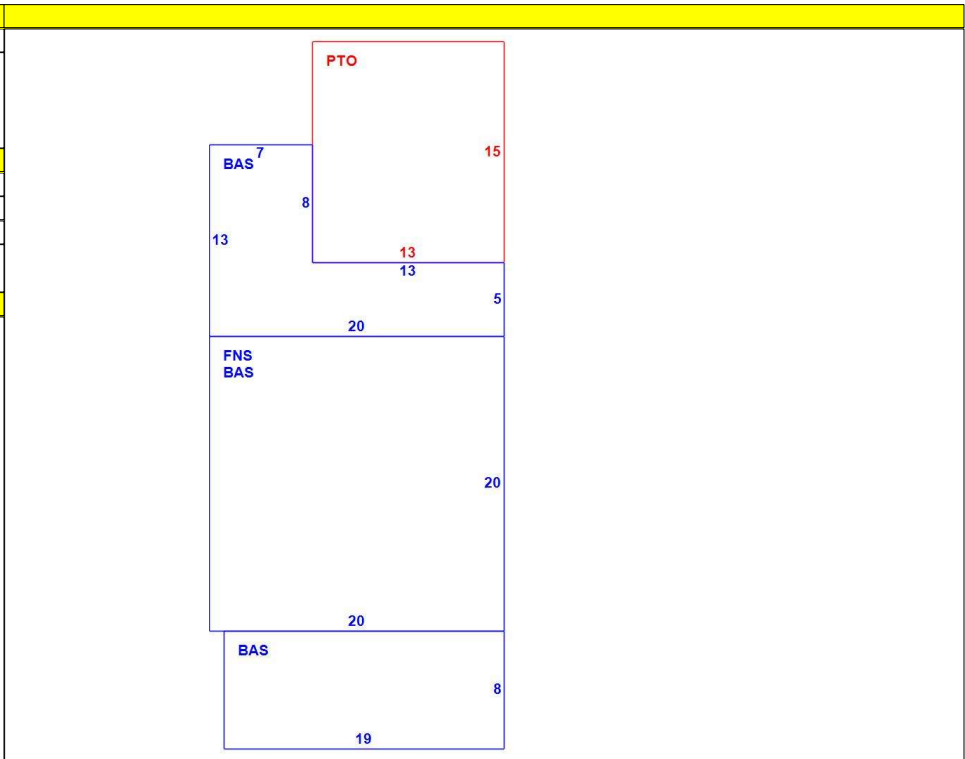
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	288,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,300
Appraised Land Value (Bldg)	331,400
Special Land Value	0
Total Appraised Parcel Value	621,100
Valuation Method	C
Total Appraised Parcel Value	621,100

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
2014-309	10-22-2014	RM	Remodel	65,000	07-16-2015	100		REMODEL KITCHEN & 2ND FL	10-29-2019	SJT	10		01	Measure - No Entry
2013-56	04-01-2013	MN	Maintenance	4,000		100		STRIP & REROOF 2 SQ REPLA	05-04-2016	SJD	9		01	Measure - No Entry
11908	05-23-1991	MN		350	100			STRIP/RESHINGLE ROOF	07-16-2015	JLF	5		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									04-15-2008	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	RC	Primary	3,485 SF	52.25	1.00000	5	1.00	0040	1.820		1.0000	95.09	331,400
Total Card Land Units					0.08 AC	Parcel Total Land Area					0.08	Total Land Value			331,400

**CONSTRUCTION DETAIL** **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	0	
Model	01	Residential	Bsmt Type	06	
Grade	07	Very Good	Unfin Area	0.00	None
Stories	1.9				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			316,259
Interior Floor 2			Net Other Adj		15,200
Heat Fuel	03	Gas	Replace Cost		331,459
Heat Type	05	Hot Water	Year Built		1920
AC Type	01	None	Effective Year Built		2008
Bedrooms	2		Depreciation Code		R
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		13
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		87
Gas Fireplaces	1		Cns Sect Rcnd		288,400
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	0		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	64	21.00	2015	E	100	C	1.00	1,300

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	708	708	708	293.38	207,710
FNS	Finished 90% Story	360	400	360	264.04	105,615
PTO	Patio	0	195	10	15.04	2,934
Ttl Gross Liv / Lease Area		1,068	1,303	1,078		316,259

