

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
JOHNSON RUTA			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
JOHNSON TILLMAN			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	512,400	512,400
40 ONION HILL RD		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	1,114,800	1,114,800
DUXBURY MA 02332		Alt Prcl ID	Cyclical 5			RESIDNTL	1010	8,700	8,700
		Scnd Home	Exemption						
		Tax Class T	W						
		Tot Fin Area 1484	District						
		Total Acres 1.108	Res Exem						
		Chapter Lan							
		GIS ID F_878189_2844960	Assoc Pid#						
						Total		1,635,900	1,635,900

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
JOHNSON RUTA	43739 0210	10-22-2013	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
JOHNSON RUTA	42469 0197	12-28-2012	Q	I	498,000	00	2023	1010	496,000	2022	1010	407,400	2021	1010	359,800
STOUGHTON LYDIA F	13948 0118	11-08-1995	U	V	1	1F		1010	1,325,900		1010	1,022,200		1010	851,800
								1010	6,300		1010	6,300			
							Total		1,828,200	Total		1,435,900	Total		1,211,600

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

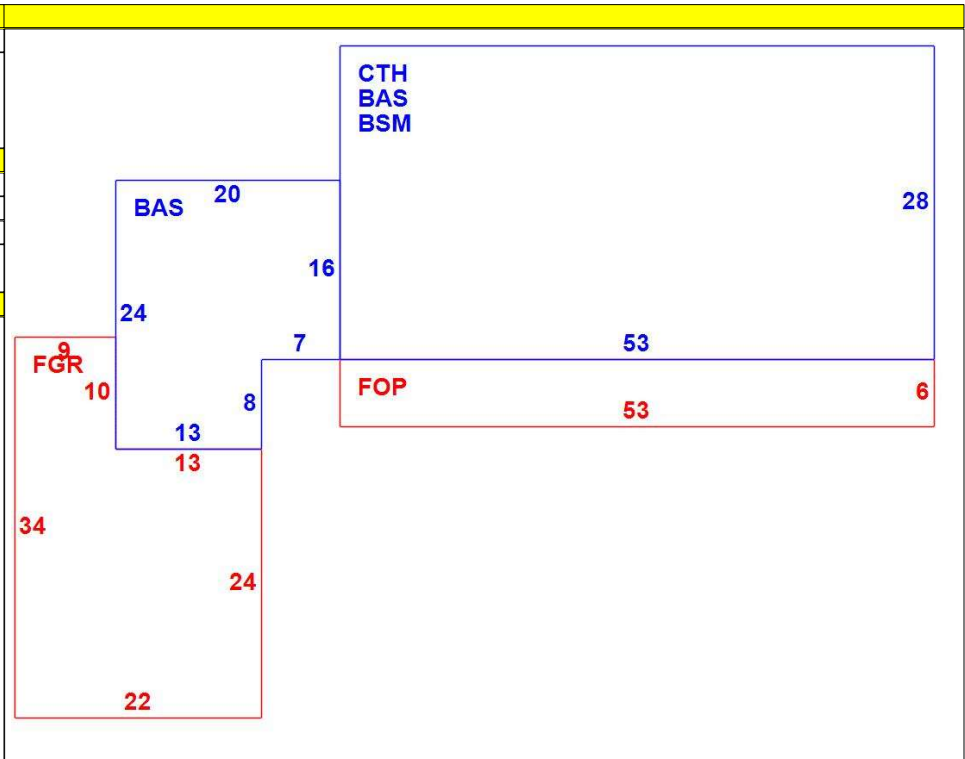
This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0080					Appraised Bldg. Value (Card)	512,400	
					Appraised Xf (B) Value (Bldg)	0	
					Appraised Ob (B) Value (Bldg)	8,700	
					Appraised Land Value (Bldg)	1,114,800	
					Special Land Value	0	
					Total Appraised Parcel Value	1,635,900	
					Valuation Method	C	
					Total Appraised Parcel Value	1,635,900	

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
2013-279	11-04-2013	RM	Remodel	10,500	04-17-2014	100		RM EXISTING PORCH WITH N CONSTRUCT A NEW TRUSS R	10-19-2020	SJT	10		20	Field Review
2013-28	02-20-2013	RM	Remodel	107,000	04-17-2014	100			04-17-2014	JLF	5	1	01	Measure - No Entry
									08-01-2013	BH			01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									03-18-2008	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	40,000	SF 8.75	1.00000	5	1.00	0080	1.503		V210	2.1000	27.62	1,104,800
1	1010	Single Family	RC	Residual	0.190	AC 35,000.00	1.00000	5	1.00	0080	1.503			1.0000	1.21	10,000
Total Card Land Units					1.11	AC	Parcel Total Land Area					1.11	Total Land Value			1,114,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	1484	
Model	01	Residential	Bsmt Type	03	
Grade	07	Very Good	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt			Factor%
Interior Wall 1	05	Drywall	Condo Flr		
Interior Wall 2			Condo Unit		
Interior Floor 1	12	Hardwood	COST / MARKET VALUATION		
Interior Floor 2			Net Other Adj		604,421
Heat Fuel	03	Gas	Replace Cost		69,760
Heat Type	04	Forced Air-Duc	Year Built		1968
AC Type	03	Central	Effective Year Built		1997
Bedrooms	3		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		24
Total Rooms	6		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		76
Gas Fireplaces	0		Cns Sect Rcnld		512,400
Sq Ft Fin Bsmt	1092		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1484		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
GNR	GENERATOR	L	1	12400.00	2002	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,908	1,908	1,908	228.26	435,512	
BSM	Basement	0	1,484	297	45.68	67,792	
CTH	Cathedral Ceiling	0	1,484	148	22.76	33,782	
FGR	Garage	0	618	247	91.23	56,379	
FOP	Open Porch	0	318	48	34.45	10,956	
Ttl Gross Liv / Lease Area		1,908	5,812	2,648		604,421	

