

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
BOLAND RUTH F TT/RFB REALTY TR C/O MERRY ELIZABETH B BOX 1017 DUXBURY MA 02331		0	Water	0	Two-Way	0	Average	Description RESIDENTL RES LAND	Code 1010 1010	Appraised 83,500 719,800	Assessed 83,500 719,800
		0	No Sewer	0	Paved	0	Average				
		SUPPLEMENTAL DATA									
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 580 Total Acres 19.868 Chapter Lan GIS ID F_878570_2847029		Cyclical 5 Exemption W District Res Exem Assoc Pid#		Total 803,300 803,300					

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BOLAND RUTH F TT/RFB REALTY TRUS		14894 0016	01-06-1997	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
								2023	1010 1010	90,000 701,600	2022	1010 1010	78,300 603,900	2021	1010 1010	77,500 549,600
		Total						Total		791,600	Total		682,200	Total		627,100

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

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	83,500		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	0		
Appraised Land Value (Bldg)	719,800		
Special Land Value	0		
Total Appraised Parcel Value	803,300		
Valuation Method	C		
Total Appraised Parcel Value	803,300		

ASSESSING NEIGHBORHOOD							
Nbhd	Nbhd Name	B	Tracing	Batch			
0070							

BUILDING PERMIT RECORD									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	
QP-19-237	09-27-2019	MN	Maintenance	4,500		100		ROOF	

VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purpose/Result
07-07-2016	JLF	10	1	00	Measure & Listed
04-12-2013	VGS			20	Field Review
08-14-1998	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	OS	Primary	31,800	SF	10.52	1.00000	5	1.00	0070	1.389			20.82	662,200
1	1010	Single Family	OS	Undevelop	20.740	AC	2,000.00	1.00000	0	1.00	0070	1.389		1.0000	0.06	57,600
Total Card Land Units					21.47	AC	Parcel Total Land Area					21.47	Total Land Value			719,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	468	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1				
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		Factor%
Interior Wall 1	04	Plywood Panel	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	14	Carpet			117,796
Interior Floor 2			Net Other Adj		5,000
Heat Fuel	04	Electric	Replace Cost		122,795
Heat Type	07	Radiant-Elec.	Year Built		1935
AC Type	01	None	Effective Year Built		1989
Bedrooms	1		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		32
Total Rooms	3		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	68	
Gas Fireplaces	0		Cns Sect Rcnld		83,500
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	468		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	580	580	580	157.06	91,095
BSM	Basement	0	468	94	31.55	14,764
FEP	Finished Enclosed Porch	0	126	76	94.73	11,937
Ttl Gross Liv / Lease Area		580	1,174	750		117,796

