

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
RUBIN CHARLES F			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
RUBIN KERRY P			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	705,900	705,900	
42 COVE ST			<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	1,119,000	1,119,000	
DUXBURY MA 02332			Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3788 Total Acres .45 Chapter Lan GIS ID F_880996_2844263			RESIDNTL	1010	2,100	2,100	
						Total		1,827,000	1,827,000	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
RUBIN CHARLES F		47129 0150	06-30-2016	Q	I	1,157,400	00	Year	Code	Assessed	Year	Code	Assessed
GRACE CHARLES A & LISA S		19996 0101	06-12-2001	Q	I	914,000	00	2023	1010	701,000	2022	1010	632,000
COLTON TIMOTHY J		17670 0201	07-16-1999	Q	I	788,500	00		1010	975,300		1010	678,300
KASZYNSKI STEPHEN J		14474 0028	06-28-1996	Q	I	385,000	00		1010	1,400		1010	1,400
COHAGAN DEAN W SR		13605 0322	05-31-1995	Q	I	330,000	00	Total		1,677,700	Total		1,311,700
								Total		1,140,200			

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0090				

  

APPRAISED VALUE SUMMARY													
Appraised Bldg. Value (Card)										705,900			
Appraised Xf (B) Value (Bldg)										0			
Appraised Ob (B) Value (Bldg)										2,100			
Appraised Land Value (Bldg)										1,119,000			
Special Land Value										0			
Total Appraised Parcel Value										1,827,000			
Valuation Method										C			
Total Appraised Parcel Value										1,827,000			

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
2016-350	10-19-2016	MN	Maintenance	5,000		100		REPAIR FRONT SILL - REMOV	03-31-2014	JLF	0	1	00	Measure & Listed
2013-197	08-13-2013	RM	Remodel	15,000	03-31-2014	100		RPL WINDOWS ON THE SUNR	04-12-2013	VGS			20	Field Review
20010239	06-27-2001	RM	Remodel	9,000	08-23-2002	100		FINISH BSMT PLAYROOM	10-01-2012	KP	6		30	Quality Control
20010238	06-27-2001	RM	Remodel	2,500	08-23-2002	100		CON STR ROOM TO BATH	02-12-2008	KP		1	00	Measure & Listed
14348	01-03-1997	AD	Addition	60,000	12-20-1997	100		12X14 & 22X26 FAMRM						

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	19,393 SF	15.76	1.00000	5	1.00	0090	3.661		1.0000	57.70	1,119,000	
Total Card Land Units					0.45 AC	Parcel Total Land Area					0.45	Total Land Value				1,119,000

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	11	Antique				Bsmt Area	814				
Model	01	Residential				Bsmt Type	04				
Grade	07	Very Good				Unfin Area	486.00	Full			
Stories	2					<b>CONDO DATA</b>					
Occupancy	1					Parcel Id		C		Owne	
Exterior Wall 1	11	Clapboard							B		S
Exterior Wall 2						Adjust Type	Code	Description	Factor%		
Roof Structure	03	Gable				Condo Flr					
Roof Cover	03	Asphalt				Condo Unit					
Interior Wall 1	03	Plaster				<b>COST / MARKET VALUATION</b>					
Interior Wall 2						Net Other Adj		811,275			
Interior Floor 1	12	Hardwood				Replace Cost		49,600			
Interior Floor 2	09	Pine/Soft Wood				Year Built		860,875			
Heat Fuel	03	Gas				Effective Year Built		1833			
Heat Type	05	Hot Water				Depreciation Code		2003			
AC Type	03	Central				Remodel Rating		E			
Bedrooms	4					Year Remodeled		18			
Full Baths	3					Functional Obsol					
Half Baths	1					External Obsol					
Extra Fixtures	2					Trend Factor		1.000			
Total Rooms	9					Condition					
Bath Style	02	Average				Condition %					
Kitchen Style	02	Average				Percent Good		82			
Extra Kitchens	0					Cns Sect Rcnd		705,900			
Fireplaces	1					Dep % Ovr					
Extra Openings	3					Dep Ovr Comment					
Gas Fireplaces	0					Misc Imp Ovr					
Sq Ft Fin Bsmt	328					Misc Imp Ovr Comment					
FBM Quality	05	Living Area				Cost to Cure Ovr					
Foundation	06	Poured Conc				Cost to Cure Ovr Comment					
Bsmt Garage	0										
Bsmt Area	814										
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value	
SHD1	Shed	L	140	21.00	1985	A	70	C	1.00	2,100	
<b>BUILDING SUB-AREA SUMMARY SECTION</b>											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
BAS	First Floor	1,996	1,996	1,996	195.49	390,194					
BSM	Basement	0	814	163	39.15	31,865					
DCK	Deck	0	637	64	19.64	12,511					
FEP	Finished Enclosed Porch	0	196	118	117.69	23,068					
FOP	Open Porch	0	60	9	29.32	1,759					
FUS	Finished Upper Story	1,674	1,674	1,674	195.49	327,247					
PTO	Patio	0	330	17	10.07	3,323					
UAT	Unfinished Attic	0	728	109	29.27	21,308					
Ttl Gross Liv / Lease Area		3,670	6,435	4,150		811,275					

