

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
48 RUSSELL ROAD LLC			0 Water	0 Two-Way	0 Excellent	Description	Code	Appraised	Assessed	905 DUXBURY, MA	
PO BOX 1741			0 Septic	0 Paved	0 Very Good	RESIDNTL	1010	608,000	608,000		
DUXBURY MA 02331		SUPPLEMENTAL DATA			0 Medium	0 Bay Vw	RES LAND	1010	2,968,600		2,968,600
Alt Prcl ID		Cyclical 8				RESIDNTL	1010	52,400	52,400		
Scnd Home LEASED		Exemption W W								VISION	
Tax Class T		District									
Tot Fin Area 1989		Res Exem									
Total Acres .9		Assoc Pid#									
Chapter Lan											
GIS ID F_882707_2843317											
							Total	3,629,000	3,629,000		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
48 RUSSELL ROAD LLC		55329 140	07-19-2021	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
BOWEN STEVEN J TT		47285 0306	08-05-2016	U	I	2,800,727	1T	2023	1010	653,100	2022	1010	572,000
EMMONS J H JR, MUPRHY K B, FLEMIN		46808 0145	04-15-2016	U	I	1	1A		1010	2,734,800		1010	2,466,800
SAFE ELIZABETH K		41720 0336	07-30-2012	U	I	2,250,000	1V		1010	39,900		1010	39,900
STOHN ALEXENDER & MARY TT		32758 0337	05-30-2006	U	I	1	1F					1010	44,900
							Total	3,427,800	Total	3,078,700	Total	2,897,500	

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0130				

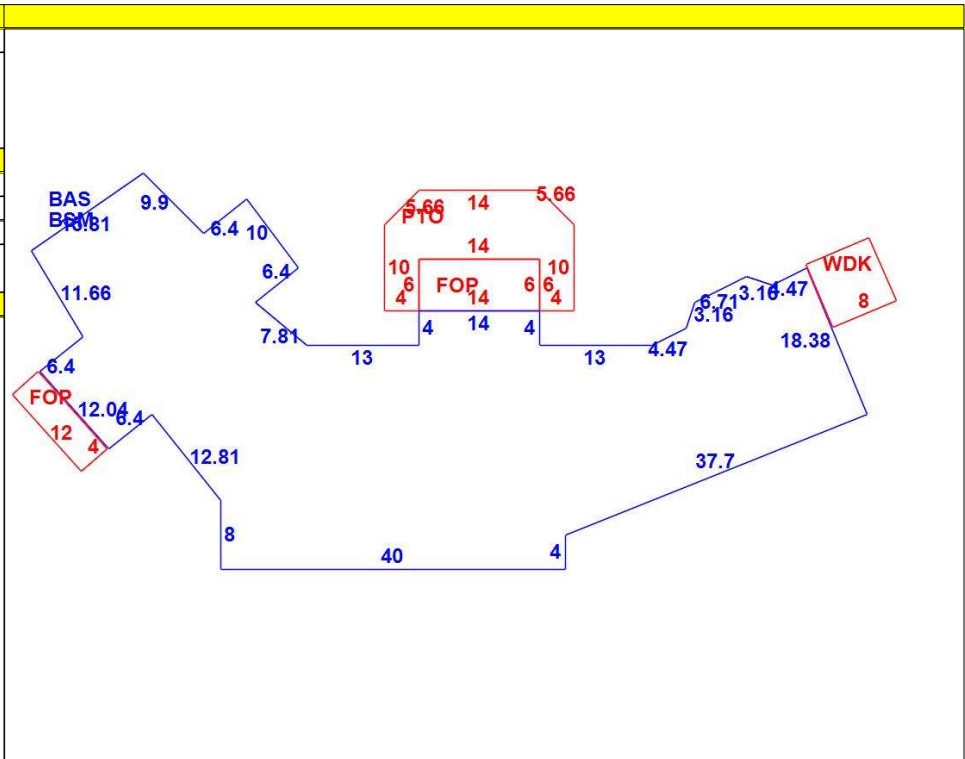
APPRAISED VALUE SUMMARY													
Appraised Bldg. Value (Card)										608,000			
Appraised Xf (B) Value (Bldg)										0			
Appraised Ob (B) Value (Bldg)										52,400			
Appraised Land Value (Bldg)										2,968,600			
Special Land Value										0			
Total Appraised Parcel Value										3,629,000			
Valuation Method										C			
Total Appraised Parcel Value										3,629,000			

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
BP-19-221	07-02-2019	MN		15,000	02-20-2020	100		REPAIR EARTHEN BULKHEAD		12-12-2016	JLF	0	1	00	Measure & Listed
240	09-17-2012	AD	Addition	73,000		100		6X15' & 6X10' KITCHEN ADDIT		08-06-2013	BH			00	Measure & Listed
15276	01-05-1999	RM	Remodel	5,000	05-19-2000	100		FIN 13X31&4X12 BSMNT		04-12-2013	VGS			20	Field Review
13887	11-08-1995	MN	Maintenance	3,000	06-06-1996	100		INSTALL WNDW RSHNGLE		04-16-2008	BSB		1	00	Measure & Listed
13069	01-04-1994	NC	New Construct	128,000	11-30-1995	100		NEW HOME							

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	39,202 SF	8.89	1.00000	5	1.00	0130	4.259		W200	2.0000	75.73	2,968,600
Total Card Land Units					0.90	AC	Parcel Total Land Area					0.90	Total Land Value			2,968,600

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1989	
Model	01	Residential	Bsmt Type	00	N/A
Grade	08	Excellent	Unfin Area	0.00	N/A
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		620,666
Interior Floor 2			Replace Cost		54,863
Heat Fuel	03	Gas	Year Built		1995
Heat Type	05	Hot Water	Effective Year Built		2011
AC Type	03	Central	Depreciation Code		E
Bedrooms	3		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		10
Extra Fixtures	2		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		90
Extra Openings	2		Cns Sect Rcnd		608,000
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	478		Dep Ovr Comment		
FBM Quality	05	Living Area	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1989		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
FGR1	Garage - 1 Sto	L	1,200	52.00	1970	A	70	C	1.00	43,700
GNR	GENERATOR	L	1	12400.00	2009	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	2,348	2,348	2,348	217.47	510,625
BSM	Basement	0	2,348	470	43.53	102,212
FOP	Open Porch	0	132	20	32.95	4,349
PTO	Patio	0	208	10	10.46	2,175
WDK	Deck	0	64	6	20.39	1,305
Ttl Gross Liv / Lease Area		2,348	5,100	2,854		620,666

