

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
RUDICUS W JOHN			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
RUDICUS CATHERINE M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	2,229,600	2,229,600
160 KING CAESAR RD		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	3,010,400	3,010,400	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 5944 Total Acres 1.11 Chapter Lan GIS ID F_883671_2842626			Cyclical Exemption W District Res Exem	RESIDNTL	1010	62,900	62,900
						Total		5,302,900	5,302,900

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
RUDICUS W JOHN		35133 0261	09-28-2007	U	I	1,725,000	1	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	1,695,900	2022	1010	1,551,800
									1010	2,774,900		1010	2,041,400
									1010	35,300		1010	35,300
								Total		4,506,100	Total		3,628,500
								Total			Total		3,237,300

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				

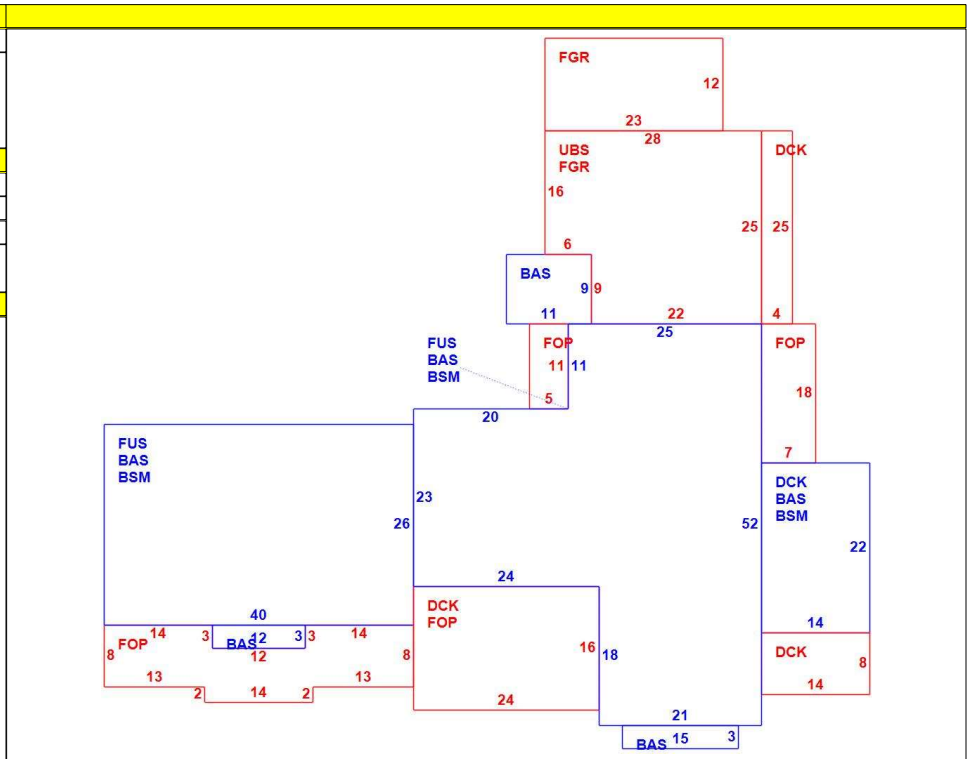
  

APPRAISED VALUE SUMMARY													
Appraised Bldg. Value (Card)										2,229,600			
Appraised Xf (B) Value (Bldg)										0			
Appraised Ob (B) Value (Bldg)										62,900			
Appraised Land Value (Bldg)										3,010,400			
Special Land Value										0			
Total Appraised Parcel Value										5,302,900			
Valuation Method										C			
Total Appraised Parcel Value										5,302,900			

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
QPO-22-25	10-24-2022	MN	Maintenance	4,500		100	10-24-2022	REPLACE 2 WINDOWS		06-05-2019	SJT	5		06	Inspection Only
2016-388	11-08-2016	MS	Miscellaneous	35,000	06-04-2019	100		18' X 38' IN GRD GUNITE POOL		04-12-2013	VGS			20	Field Review
5	04-02-2008	MS	Miscellaneous	3,300		100		10X12 UTILITY BLDG		09-27-2012	KP	6		30	Quality Control
38	01-17-2008	AD	Addition	430,000		100		3246'AD,960'G,D,CP OP AS OF		05-23-2010	KP		1	00	Measure & Listed
37	01-17-2008	DM	Demolish	11,000		100		EAST SEC GARAGE 1300'							
15020	07-02-1998	RM	Remodel			100		TEMPORARY TENT							
14603	07-24-1997	AD	Addition			100		TEMP TENT 20X40X12							

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	0130	4.259			V200	2.0000	74.54	2,981,400	
1	1010	Single Family	RC	Residual	0.194	AC 35,000.00	1.00000	5	1.00	0130	4.259				1.0000	3.43	29,000	
Total Card Land Units					1.11	AC	Parcel Total Land Area					1.11	Total Land Value					3,010,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	3036	
Model	01	Residential	Bsmt Type	04	
Grade	13	Prime++	Unfin Area	646.00	Full
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		2,436,762
Interior Floor 2			Replace Cost		125,950
Heat Fuel	03	Gas	Year Built		2,562,713
Heat Type	05	Hot Water	Effective Year Built		1979
AC Type	03	Central	Depreciation Code		2008
Bedrooms	5		Remodel Rating		E
Full Baths	4		Year Remodeled		
Half Baths	1		Depreciation %		13
Extra Fixtures	5		Functional Obsol		
Total Rooms	12		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	3		Percent Good		87
Extra Openings	2		Cns Sect Rcnld		2,229,600
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	500		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	3036		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
PTO	Patio	L	480	15.00	1980	A	70	C	1.00	5,000
SHD1	Shed	L	120	21.00	2008	G	85	C	1.00	2,100
SPL1	Ing Pool - Ave	L	684	64.00	2016	G	85	B	1.50	55,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,216	3,216	3,216	326.43	1,049,783
BSM	Basement	0	3,036	607	65.26	198,140
DCK	Deck	0	904	90	32.50	29,378
FGR	Garage	0	922	369	130.64	120,451
FOP	Open Porch	0	877	132	49.13	43,088
FUS	Finished Upper Story	2,728	2,728	2,728	326.43	890,487
UBS	Unfinished First FI	0	646	323	163.21	105,435
Ttl Gross Liv / Lease Area		5,944	12,329	7,465		2,436,762

