

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
RACHWALSKI JOHN W & FOSTIRA T FOSTIRA RACHWALSKI FAMILY TRU 321 KING CAESAR RD		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1090	1,207,200	1,207,200
				0	Medium	0	Bay Ft	RES LAND	1090	4,502,100	4,502,100
<b>SUPPLEMENTAL DATA</b>											
DUXBURY MA 02332		Alt Prcl ID		Cyclical		8		RESIDNTL	1090	48,900	48,900
		Scnd Home		Exemption		W					
		Tax Class T		District		Res Exem					
		Tot Fin Area 4996		Chapter Lan		Assoc Pid#					
Total Acres 1.118		GIS ID F_885742_2842234						Total	5,758,200	5,758,200	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
RACHWALSKI JOHN W & FOSTIRA TTS		13512 0084	04-05-1995	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
RACHWALSKI JOHN W		13090 0091	08-18-1994	Q	I	680,000	00	2023	1090	866,600	2022	1090	766,900	2021	1090	698,700
									1090	4,150,000		1090	3,841,700		1090	3,361,900
									1090	30,700		1090	30,700		1090	27,900
								Total	5,047,300	Total	4,639,300	Total	4,088,500			

EXEMPTIONS				OTHER ASSESSMENTS				APPRaised VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
Total			0.00									

ASSESSING NEIGHBORHOOD				NOTES				VISIT / CHANGE HISTORY				
Nbhd	Nbhd Name	B	Tracing	Batch								
0130												

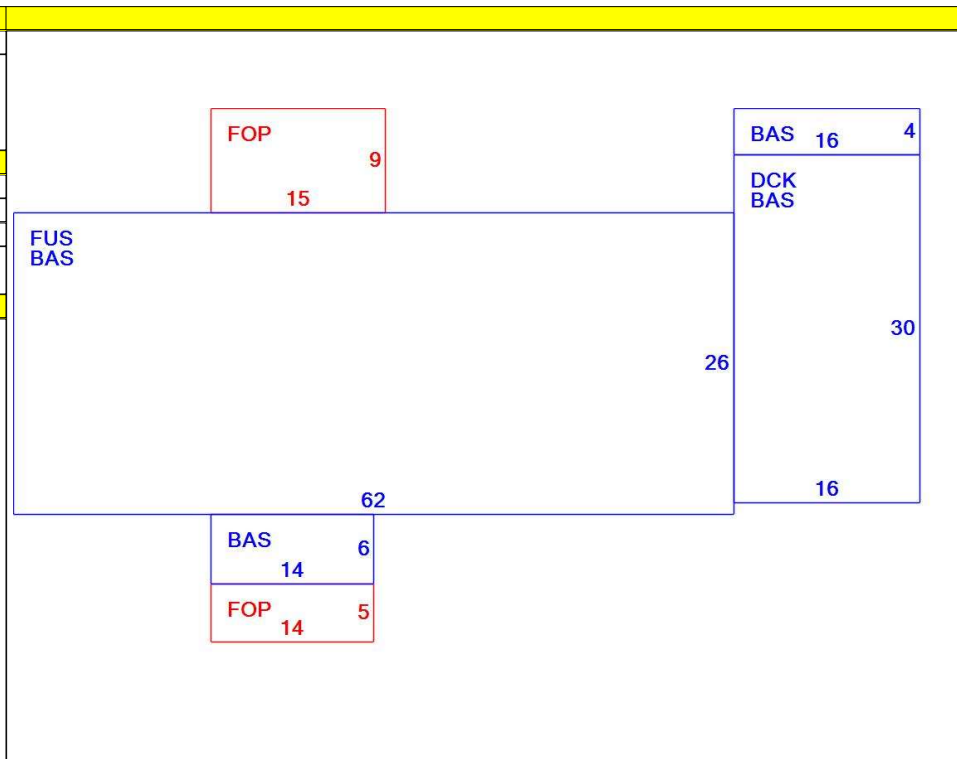
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
2016-199	09-29-2016	MN	Maintenance	8,000		100		NEW RUBBER ROOF ON 16'X3	04-05-2018	JLF	5		01	Measure - No Entry
2014-300	10-08-2014	NC	New Construct	12,560		100		CONSTRUCT A PIER CONSISTI	04-12-2013	VGS			20	Field Review
158	05-29-2008	AD	Addition	80,000	09-22-2009	100		DM PATIO,16X33.67'AD	10-08-2009	KP		1	00	Measure & Listed
454	09-30-2005	AD	Addition	62,000		100		MAJOR ADD,8X30 WALK						
14980	06-18-1998	NC	New Construct	10,000	05-14-1999	100		18X36 HTD VYNL POOL						
14353	01-09-1997	DM	Demolish	2,000	05-18-1998	100		20X20 GARAGE						
14271	10-18-1996	NC	New Construct	100,000	05-18-1998	100		3CAR GAR W/2ND STORY						

LAND LINE VALUATION SECTION													Total Land Value			
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	1090	Multi Houses	RC	Primary	40,000	SF 8.75	1.00000	5	1.00	0130	4.259	Waterfront	W300	3.0000	4,472,100	
1	1090	Multi Houses	WP	Residual	0.201	AC 35,000.00	1.00000	5	1.00	0130	4.259			1.0000	30,000	
Total Card Land Units					1.12	AC	Parcel Total Land Area					1.12	Total Land Value			4,502,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	0	
Model	01	Residential	Bsmt Type	01	
Grade	08	Excellent	Unfin Area	0.00	Slab
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	04	Hip			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	3				
Full Baths	3				
Half Baths	2				
Extra Fixtures	2				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	02	Slab			
Bsmt Garage	0				
Bsmt Area	0				

CONDO DATA			
Parcel Id		C	Own
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Net Other Adj	941,562
Replace Cost	46,375
Year Built	1900
Effective Year Built	2003
Depreciation Code	E
Remodel Rating	
Year Remodeled	
Depreciation %	18
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	82
Cns Sect Rcnd	810,100
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
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
SHD1	Shed	L	96	21.00	1980	A	70	C	1.00	1,400
SPL1	Ing Pool - Ave	L	648	64.00	1998	A	70	C	1.00	29,000
DCK	Dock	L	256	45.00	2014	G	85	C	1.00	9,800
GNR	GENERATOR	L	1	12400.00	2014	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	2,240	2,240	2,240	239.52	536,530
DCK	Deck	0	480	48	23.95	11,497
FOP	Open Porch	0	205	31	36.22	7,425
FUS	Finished Upper Story	1,612	1,612	1,612	239.52	386,110
Ttl Gross Liv / Lease Area		3,852	4,537	3,931		941,562





CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	0	
Model	01	Residential	Bsmt Type	00	
Grade	06	Good	Unfin Area	0.00	N/A
Stories	1				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	04	Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	2				
Full Baths	1				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	3				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	0				

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	1,144	1,144	1,144	262.33	300,110
DCK	Deck	0	304	30	25.89	7,870
FGR	Garage	0	1,144	458	105.03	120,149
PTO	Patio	0	352	18	13.41	4,722
Ttl Gross Liv / Lease Area		1,144	2,944	1,650		432,851

PTO	PTO	PTO
DCK	DCK	DCK
8		8
3	38	3
BAS		
FGR		26
		44



321 KING CAESAR RD

