

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>
RIZKALLA SHERIF M TT			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	
RIZKALLA CAMELLE KENT TT			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,388,500	1,388,500	
106 POWDER POINT AVE		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	1,450,300	1,450,300		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3032 Total Acres .92 Chapter Lan			Cyclical Exemption W District Res Exem	RESIDNTL	1010	267,700	229,900	
GIS ID F_882738_2843882		Assoc Pid#			Total		3,106,500	3,068,700		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
RIZKALLA SHERIF M TT		54758 179	04-09-2021	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
RIZKALLA SHERIF M TT		47040 0138	06-10-2016	Q	I	1,100,000	00	2023	1010	884,600	2022	1010	653,600
SIMARD TIMOTHY P & MONAGHAN PAT		15893 0150	02-17-1998	Q	I	610,000	00		1010	1,830,900		1010	856,300
									1010	184,400		1010	184,400
		Total						2,899,900		Total		1,694,300	
								Total				1,493,900	

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						Appraised Bldg. Value (Card) 1,388,500				
								Appraised Xf (B) Value (Bldg) 0				
								Appraised Ob (B) Value (Bldg) 267,700				
								Appraised Land Value (Bldg) 1,450,300				
								Special Land Value 0				
								Total Appraised Parcel Value 3,106,500				
								Valuation Method C				
								Total Appraised Parcel Value 3,106,500				

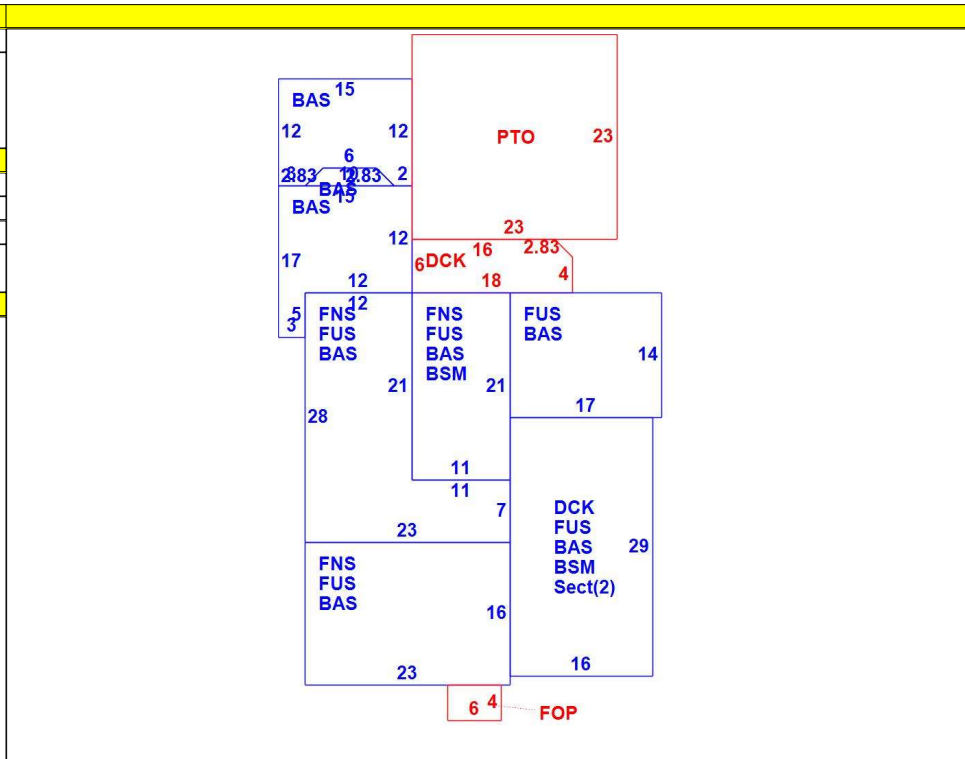
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
BPO-21-90	04-23-2021	BP	Bldg Permit	226,000	03-28-2022	100	04-07-2022	Construct a 480sf 2 story with a	03-28-2022	SJT	5		20	Field Review
BPO-21-100	04-13-2021	RM	Remodel	170,720	06-01-2021	100		Repair 3rd floor structural memb	10-01-2021	SJT	5		05	Measure - Under Construct
BP-20-84	06-11-2020	BP	Bldg Permit	25,000	06-01-2021	100		Building 4 dormers & replace roof	09-10-2020	SJT	5		20	Field Review
BP-20-70	03-24-2020	SP	Solar Panels	48,000	10-21-2020	100	11-17-2020	INSTALL SOLAR PANELS ON R	02-21-2020	SJT	5		01	Measure - No Entry
BP-19-219	07-01-2019	BP		60,000	02-21-2020	100		CONJUNCTION WITH BP-2017-	05-09-2018	JLF	5		01	Measure - No Entry
2017-185	06-06-2017	BP	Bldg Permit	35,000	05-09-2018	100		INGRD GUNITE POOL 20'X40'	04-12-2013	VGS			20	Field Review
2017-60	03-07-2017	DM	Demolish	145	05-09-2018	100		DEMO EXISTING BARN IN REA	10-10-2012	KP	6		30	Quality Control

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	35,393 SF	9.62	1.00000	5	1.00	0130	4.259		1.0000	40.95	1,449,400
1	1010	Single Family	RC	Undevelop	0.109 AC	2,000.00	1.00000	0	1.00	0130	4.259	ROW	1.0000	0.19	900
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			1,450,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	231	
Model	01	Residential	Bsmt Type	04	
Grade	12	Prime +	Unfin Area	184.00	Full
Stories	2.9				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
Roof Structure	03	Gable			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	6				
Bath Style	03	Modern			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	2				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	03	Stone			
Bsmt Garage	0				
Bsmt Area	231				

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

COST / MARKET VALUATION	
Net Other Adj	1,165,580
Replace Cost	50,750
Year Built	1,549,943
Effective Year Built	1800
Depreciation Code	2008
Remodel Rating	R
Year Remodeled	
Depreciation %	13
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	87
Cns Sect Rcnd	1,058,200
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
PTO	Patio	L	350	15.00	1980	A	70	C	1.00	3,700
FGR7	Garage - Fin U	L	1,344	98.00	2018	E	100	C	1.00	131,700
SPL2	Ing Pool-Good	L	800	89.00	2018	E	100	C	1.00	71,200
SHD1	Shed	L	96	21.00	2018	E	100	B	1.50	3,000
FEP	Enclosed Porc	L	132	42.00	2018	E	100	B	1.50	8,300
PTO	Patio	L	1,140	15.00	2018	A	70	C	1.00	12,000
SLR	Solar Panels	L	36	1050.00	2020	G	85	C	1.00	37,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,625	1,625	1,625	300.95	489,044
BSM	Basement	0	231	46	59.93	13,844
DCK	Deck	0	106	11	31.23	3,310
FNS	Finished 90% Story	911	1,012	911	270.91	274,165
FOP	Open Porch	0	24	4	50.16	1,204
FUS	Finished Upper Story	1,250	1,250	1,250	300.95	376,188
PTO	Patio	0	529	26	14.79	7,825
Ttl Gross Liv / Lease Area		3,786	4,777	3,873		1,165,580



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RIZKALLA CAMELLE KENT TT			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		1,388,500	1,388,500	
106 POWDER POINT AVE			<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	1,450,300	1,450,300				
DUXBURY MA 02332			Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3032 Total Acres .92 Chapter Lan GIS ID F_882738_2843882				Cyclical Exemption W District Res Exem Assoc Pid# 8				RESIDNTL	1010	267,700	229,900
										Total	3,106,500	3,068,700		

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									1010	184,400		1010	184,400		1010	184,400
								Total	2,899,900	Total	1,694,300	Total	1,493,900			

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
			Total					0.00								
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				1,388,500			
0130									Appraised Xf (B) Value (Bldg)				0			
								Appraised Ob (B) Value (Bldg)				267,700				
								Appraised Land Value (Bldg)				1,450,300				
								Special Land Value				0				
								Total Appraised Parcel Value				3,106,500				
								Valuation Method				C				
								Total Appraised Parcel Value				3,106,500				

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1	1010	Single Family	RC	Undevelop	0.109	AC 2,000.00	1.00000	0	1.00	0130	4.259	ROW	1.0000	0.19	900	
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			1,450,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	420	
Model	01	Residential	Bsmt Type	04	
Grade	12	Prime +	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
Roof Structure	03	Gable			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil	Net Other Adj		321,114
Heat Type	05	Hot Water	Replace Cost		1,549,943
AC Type	03	Central	Year Built		2021
Bedrooms	1		Effective Year Built		2020
Full Baths	1		Depreciation Code		A
Half Baths	0		Remodel Rating		
Extra Fixtures	0		Year Remodeled		
Total Rooms	3		Depreciation %		1
Bath Style	03	Modern	Functional Obsol		
Kitchen Style			External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	0		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		99
Sq Ft Fin Bsmt	0		Cns Sect Rcnld		330,300
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	420		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

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	464	464	464	300.95	139,641
BSM	Basement	0	464	93	60.32	27,988
DCK	Deck	0	464	46	29.84	13,844
FUS	Finished Upper Story	464	464	464	300.95	139,641
Ttl Gross Liv / Lease Area		928	1,856	1,067		321,114

