

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
RUTTER BRUCE W			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
MONTE TERESA J			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	332,100	332,100
787 KEENE ST		SUPPLEMENTAL DATA				RES LAND	1010	359,700	359,700
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2067 Total Acres 1.098 Chapter Lan GIS ID F_860127_2855349				RESIDNTL	1010	56,700	56,700
				Cyclical Exemption W District Res Exem	1	Total		748,500	748,500
				Assoc Pid#					

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
RUTTER BRUCE W		17488 0036	05-25-1999	U	I	50	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	329,800	2022	1010	296,900	2021	1010	297,500
									1010	374,100		1010	305,400		1010	254,500
									1010	38,400		1010	38,400		1010	38,400
								Total		742,300	Total		640,700	Total		590,400

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	332,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	56,700
Appraised Land Value (Bldg)	359,700
Special Land Value	0
Total Appraised Parcel Value	748,500
Valuation Method	C
Total Appraised Parcel Value	748,500

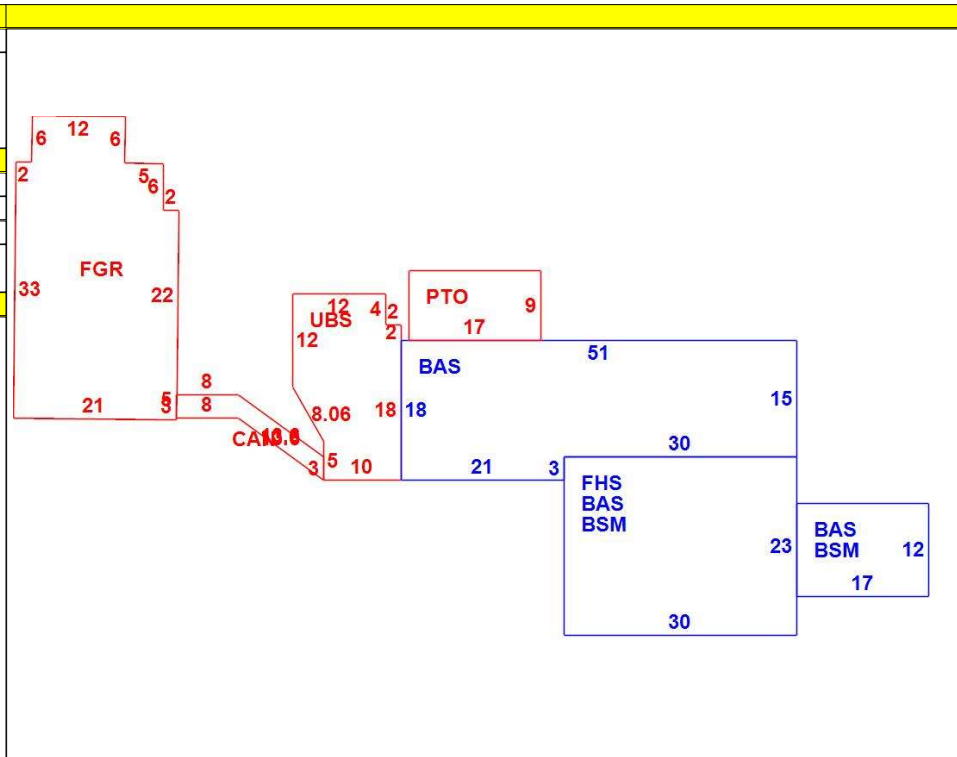
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
2018-183	05-17-2018	BP	Bldg Permit	24,000	05-08-2019	100		MAKE NECESSARY REPAIRS T		05-08-2019	SJT	5		01	Measure - No Entry
28	04-13-2011	MN	Maintenance	2,500		100		RE ROOF		05-08-2013	VGS			20	Field Review
113	09-10-2009	MN	Maintenance	7,200		100		RE-ROOF		10-05-2012	KP	6		30	Quality Control
12372	06-16-1992	NC	New Construct	21,000	05-05-1993	100		ING POOL 21X40		04-03-2007	BSB		1	00	Measure & Listed

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	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.276 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.81	9,700
Total Card Land Units					1.19 AC	Parcel Total Land Area					1.19	Total Land Value			359,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	894	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	294.00	Full
Stories	1.5				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
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	04	Forced Air-Duc			
AC Type	01	None			
Bedrooms	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	8				
Bath Style	02	Average			
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	894				

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

COST / MARKET VALUATION		
Net Other Adj		472,542
Replace Cost		23,140
Year Built		495,683
Effective Year Built		1687
Depreciation Code		1988
Remodel Rating		A
Year Remodeled		
Depreciation %		33
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		67
Cns Sect Rcnld		332,100
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
FGR1	Garage - 1 Sto	L	594	52.00	1980	A	70	C	1.00	21,600
SHD1	Shed	L	72	21.00	1980	A	70	C	1.00	1,100
SPL2	Ing Pool-Good	L	512	89.00	1992	A	70	C	1.00	31,900
PTO	Patio	L	200	15.00	1992	A	70	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,722	1,722	1,722	174.50	300,487
BSM	Basement	0	894	179	34.94	31,235
CAN	Canopy	0	57	6	18.37	1,047
FGR	Garage	0	753	301	69.75	52,524
FHS	Finished Half Story	345	690	345	87.25	60,202
PTO	Patio	0	153	8	9.12	1,396
UBS	Unfinished First Fl	0	294	147	87.25	25,651
Ttl Gross Liv / Lease Area		2,067	4,563	2,708		472,542

