

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
ROSS JOSEPH G TT			0 Water	0 Private	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>	
ROSS BETH S TT			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	795,800	795,800		
191 WASHINGTON ST				0 Light		RES LAND	1010	1,182,400	1,182,400		
DUXBURY MA 02332						RESIDNTL	1010	14,000	14,000		
<b>SUPPLEMENTAL DATA</b>											
Alt Prcl ID		Scnd Home		Cyclical Exemption		9					
Tax Class T		Tot Fin Area 3512		District W		Res Exem					
Total Acres .58		Chapter Lan		Assoc Pid#							
GIS ID F_880351_2836292						Total				1,992,200	1,992,200

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ROSS JOSEPH G TT	50464	0108	10-30-2018	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed			
ROSS JOSEPH W	39030	0115	09-27-2010	U	I	800,000	1A	2023	1010	602,800	2022	1010	550,600			
SHEEHAN PATRICIA A	27595	0213	02-24-2004	U	I	100	1F		1010	1,030,400		1010	703,300			
									1010	10,800		1010	10,800			
Total								1,644,000		Total		1,264,700		Total		1,057,500

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0090				

NOTES									
This signature acknowledges a visit by a Data Collector or Assessor									

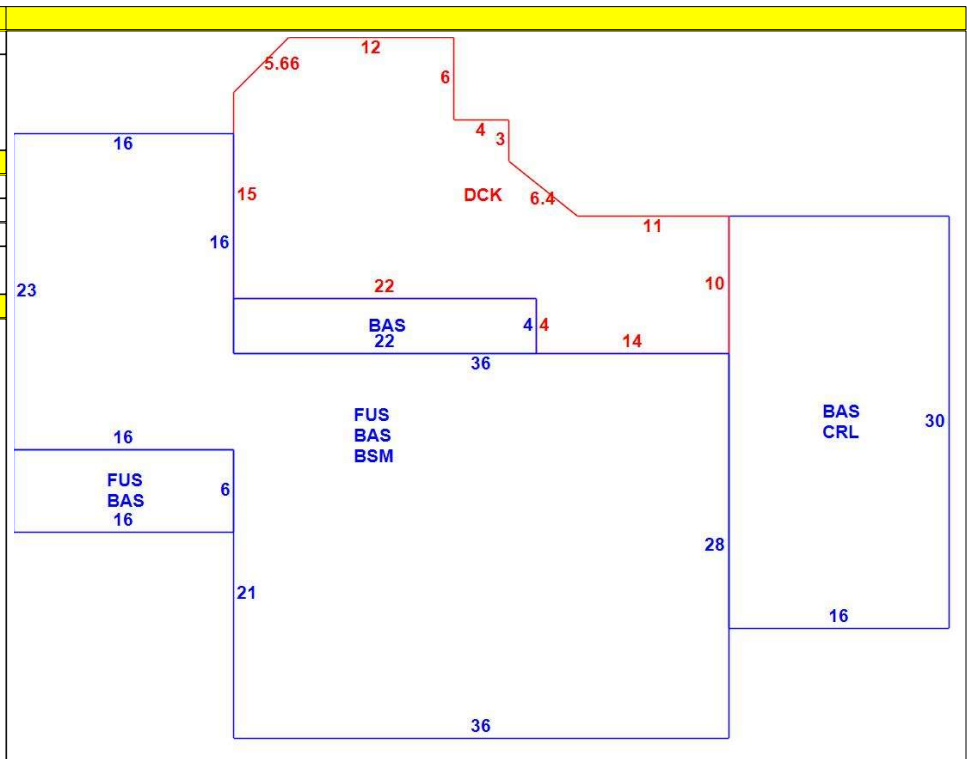
  

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)									795,800
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									14,000
Appraised Land Value (Bldg)									1,182,400
Special Land Value									0
Total Appraised Parcel Value									1,992,200
Valuation Method									C
Total Appraised Parcel Value									1,992,200

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
MBP-19-8	05-14-2019	PL		6,500		100		INSTALL 40,000 BTU GAS FUR		06-25-2019	SJT	5		01	Measure - No Entry
2019-41	02-11-2019	AD	Addition	101,000		100		16 X 30 1 STY ADDITION USIN		04-12-2013	VGS			20	Field Review
144	09-16-2010	MN	Maintenance	8,000		100		ROOF		07-02-2008	BSB		1	00	Measure & Listed
12805	06-01-1993	AD	Addition	30,000	01-01-1994	100		5X16FRMPRC-RESHNG RF							

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	25,265	SF	12.78	1.00000	5	1.00	0090	3.661		1.0000	46.80	1,182,400
Total Card Land Units					0.58	AC	Parcel Total Land Area					0.58	Total Land Value			1,182,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1376	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			924,191
Interior Floor 2			Net Other Adj		34,650
Heat Fuel	03	Gas	Replace Cost		958,840
Heat Type	04	Forced Air-Duc	Year Built		1935
AC Type	03	Central	Effective Year Built		2004
Bedrooms	4		Depreciation Code		E
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		17
Total Rooms	9		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	0		Percent Good		83
Gas Fireplaces	0		Cns Sect Rcnd		795,800
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	1		Misc Imp Ovr Comment		
Bsmt Area	1376		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	384	52.00	1980	A	70	C	1.00	14,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,040	2,040	2,040	240.80	491,232
BSM	Basement	0	1,376	275	48.13	66,220
CRL	Crawl Space	0	480	0	0.00	0
DCK	Deck	0	510	51	24.08	12,281
FUS	Finished Upper Story	1,472	1,472	1,472	240.80	354,458
Ttl Gross Liv / Lease Area		3,512	5,878	3,838		924,191

