

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
ROWELL DAVID F & KARA E TT ROWELL FAMILY LIVING TRUST 131 FOREST ST DUXBURY MA 02332			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION	
			0 Septic	0 Paved	0 Average	RESIDNTL	1010	705,400	705,400		
		SUPPLEMENTAL DATA				RES LAND	1010	350,000	350,000		
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3038 Total Acres .918 Chapter Lan GIS ID F_859631_2858413				Cyclical 1 Exemption W District Res Exem Assoc Pid#		RESIDNTL	1010	1,200	1,200
						Total		1,056,600	1,056,600		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
ROWELL DAVID F & KARA E TT		46727 0120	03-25-2016	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed	
ROWELL DAVID F		45873 0165	07-31-2015	Q	I	672,000	00	2023	1010	539,700	2022	1010	519,600	
KROPP RONALD R & JULIE M		38019 0284	12-11-2009	U	I	655,000	1		1010	364,000		1010	300,000	
RIPLEY PETER		11506 0011	12-16-1992	Q	V	95,000	00		1010	800		1010	800	
						Total		904,500	Total		820,400	Total		697,100

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

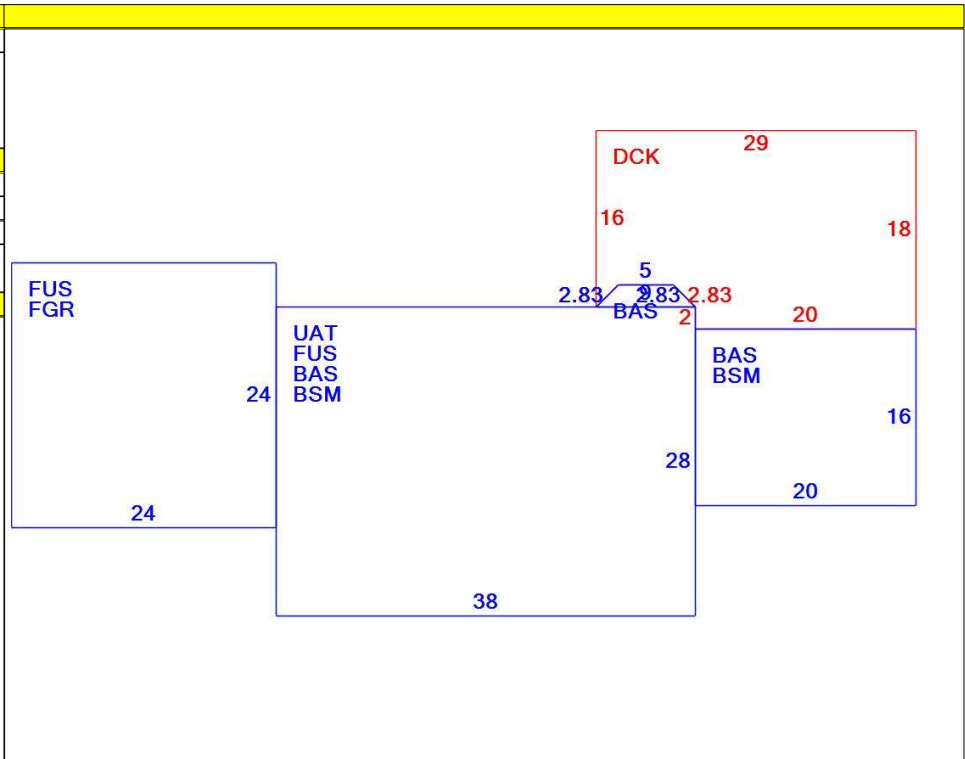
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY											
Appraised Bldg. Value (Card)										705,400	
Appraised Xf (B) Value (Bldg)										0	
Appraised Ob (B) Value (Bldg)										1,200	
Appraised Land Value (Bldg)										350,000	
Special Land Value										0	
Total Appraised Parcel Value										1,056,600	
Valuation Method										C	
Total Appraised Parcel Value										1,056,600	

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
2017-184	06-06-2017	BP	Bldg Permit	29,000	08-14-2018	100		REMOVE AND BUILD NEW DE		09-18-2018	SJD			20	Field Review
2016-51	04-08-2016	MN	Maintenance	4,000		100		REPLACE 1 DOOR		08-14-2018	JLF	5		01	Measure - No Entry
5	02-24-2010	RM	Remodel	25,000		100		FIN 884'BASMT AREA		01-08-2014	JLF	0	1	00	Measure & Listed
14657	09-10-1997	AD	Addition	6,000	05-12-1998	100		18X22 DECK		04-12-2013	VGS			20	Field Review
12706	03-01-1993	NC	New Construct	166,000	01-01-1994	100		NEW HOUSE		06-08-2010	KP		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
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			350,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1384	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	25	Vinyl Siding	Parcel Id		C
Exterior Wall 2	14	Wood Shingle			B
Roof Structure	03	Gable			S
Roof Cover	03	Asphalt	Adjust Type	Code	Description
Interior Wall 1	05	Drywall	Condo Flr		Factor%
Interior Wall 2			Condo Unit		
Interior Floor 1	12	Hardwood	COST / MARKET VALUATION		
Interior Floor 2	14	Carpet	Net Other Adj		822,938
Heat Fuel	02	Oil	Replace Cost		58,760
Heat Type	05	Hot Water	Year Built		881,697
AC Type	03	Central	Effective Year Built		1993
Bedrooms	4		Depreciation Code		2001
Full Baths	2		Remodel Rating		A
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		20
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		80
Gas Fireplaces	0		Cns Sect Rcnld		705,400
Sq Ft Fin Bsmt	785		Dep % Ovr		
FBM Quality	05	Living Area	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1384		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	80	21.00	1993	A	70	C	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,398	1,398	1,398	219.22	306,464
BSM	Basement	0	1,384	277	43.87	60,723
DCK	Deck	0	490	49	21.92	10,742
FGR	Garage	0	576	230	87.53	50,420
FUS	Finished Upper Story	1,640	1,640	1,640	219.22	359,514
UAT	Unfinished Attic	0	1,064	160	32.96	35,075
Ttl Gross Liv / Lease Area		3,038	6,552	3,754		822,938

