

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
RAYFIELD MARK A			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
RAYFIELD WENDY K			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	833,300	833,300
142 GURNET RD		SUPPLEMENTAL DATA				RES LAND	1010	733,400	733,400
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1792 Total Acres .3 Chapter Lan GIS ID F_887148_2850213				RESIDNTL	1010	13,100	13,100
				Cyclical Exemption W District SEAWALL 2 Res Exem	8				
				Assoc Pid#	Total 1,579,800 1,579,800				

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
RAYFIELD MARK A	44479	0092	06-30-2014	Q	I	562,500	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
DUDENSING NICOLA M	LCC11	0	01-11-2011	U	I	1	1F	2023	1010	639,600	2022	1010	591,000	2021	1010	516,300
DUDENSING NICOLA M	39225	0250	11-06-2010	U	I	1	1		1010	641,000		1010	544,700		1010	441,200
DUDENSING PETER L	12960	0083	06-20-1994	Q	I	152,000	00		1010	10,100		1010	10,100		1010	10,100
Total								1,290,700		Total		1,145,800		Total		967,600

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	Batch
0120				

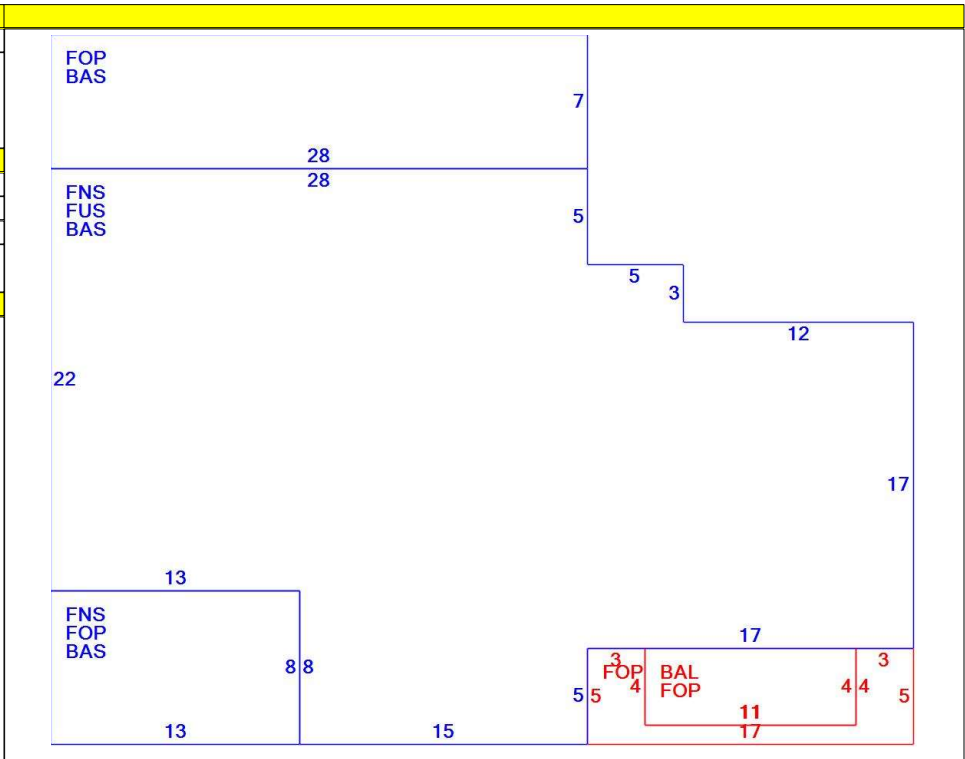
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	833,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	13,100
Appraised Land Value (Bldg)	733,400
Special Land Value	0
Total Appraised Parcel Value	1,579,800
Valuation Method	C
Total Appraised Parcel Value	1,579,800

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
QPO-23-12	05-24-2023	MN	Maintenance	63,800		100	05-24-2023	INSTALL VINYL SIDING/PVC TR	04-07-2018	JLF	5		01	Measure - No Entry
2016-397	11-15-2016	NC	New Construct	41,500	04-07-2018	100		18' X 20' 2ND LEVEL ON EXISTI	04-27-2016	JLF	5		01	Measure - No Entry
2016-49	04-05-2016	BP	Bldg Permit	17,400	04-07-2018	100		INSTALL ONE MASONRY FIRE	05-18-2015	SJD	9		01	Measure - No Entry
2015-367	11-04-2015	DM	Demolish	13,500	04-27-2016	100		DEMO EXISTING DWELLING	04-12-2013	VGS			20	Field Review
2015-366	11-04-2015	NC	New Construct	550,000	04-07-2018	100		SINGLE FAMILY 1ST FL: 1372',	09-02-2008	BSB		1	00	Measure & Listed
13582	03-15-1995	NC	New Construct	9,000	06-06-1996	100		BUILD 20X18 GARAGE						
13216	05-24-1994	MN	Maintenance	1,000	06-10-1996	100		REROOF OVER EXIST						

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	WP	Primary	13,068	SF 21.42	1.00000	5	1.00	0120	2.096		V125 1.2500	56.12	733,400	
Total Card Land Units					0.30	AC	Parcel Total Land Area					0.30	Total Land Value			733,400

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area		
Model	01	Residential	Bsmt Type	06	
Grade	08	Excellent	Unfin Area		None
Stories	2.9				
Occupancy	1		CONDO DATA		
Exterior Wall 1	25	Vinyl Siding	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type		Code
Roof Cover	03	Asphalt			Description
Interior Wall 1	05	Drywall			Factor%
Interior Wall 2			Condo Flr		
Interior Floor 1	12	Hardwood	Condo Unit		
Interior Floor 2			COST / MARKET VALUATION		
Heat Fuel	03	Gas	Net Other Adj		846,934
Heat Type	04	Forced Air-Duc	Replace Cost		39,550
AC Type	03	Central	Year Built		886,484
Bedrooms	5		Effective Year Built		2016
Full Baths	3		Depreciation Code		2015
Half Baths	2		Remodel Rating		A
Extra Fixtures	2		Year Remodeled		
Total Rooms	8		Depreciation %		6
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings			Condition %		
Gas Fireplaces			Percent Good		94
Sq Ft Fin Bsmt			Cns Sect Rcnld		833,300
FBM Quality			Dep % Ovr		
Foundation	01	Posts Piers	Dep Ovr Comment		
Bsmt Garage			Misc Imp Ovr		
Bsmt Area			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	360	52.00	1995	A	70	C	1.00	13,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAL	Balcony	0	44	4	22.18	976
BAS	First Floor	1,340	1,340	1,340	243.93	326,870
FNS	Finished 90% Story	1,030	1,144	1,030	219.62	251,250
FOP	Open Porch	0	385	58	36.75	14,148
FUS	Finished Upper Story	1,040	1,040	1,040	243.93	253,690
Ttl Gross Liv / Lease Area		3,410	3,953	3,472		846,934

