

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
RUBIN KEVIN A & LISA L TT RUBIN FAMILY TRUST 1082 FRANKLIN ST DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed	
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	215,000	215,000	
		SUPPLEMENTAL DATA		0		Medium	RES LAND	1010	353,900	353,900		
		Alt Prcl ID		Cyclical 1		RESIDNTL	1010	19,200	19,200	905 DUXBURY, MA VISION		
		Scnd Home		Exemption		Total						
		Tax Class T		W		588,100					588,100	
		Tot Fin Area 1544		District								
		Total Acres 1.028		Res Exem								
		Chapter Lan		Assoc Pid#								
		GIS ID F_858220_2844367										

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
RUBIN KEVIN A & LISA L TT		40699 0265	12-09-2011	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
RUBIN KEVIN A		15941 0068	03-02-1998	Q	I	217,500	00	2023	1010	171,400	2022	1010	160,200	2021	1010	151,500
MARTIN KEVIN G		15141 0311	05-01-1997	Q	I	210,000	00		1010	368,000		1010	303,300		1010	252,800
ANDREN KARL-ERIK		10477 0328	09-12-1991	Q	I	175,000	00		1010	15,300		1010	15,300		1010	15,300
		Total						Total		554,700	Total		478,800	Total		419,600

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			
0050					Appraised Bldg. Value (Card)	215,000	
					Appraised Xf (B) Value (Bldg)	0	
					Appraised Ob (B) Value (Bldg)	19,200	
					Appraised Land Value (Bldg)	353,900	
					Special Land Value	0	
					Total Appraised Parcel Value	588,100	
					Valuation Method	C	
					Total Appraised Parcel Value	588,100	

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
2013-0065	05-06-2013	MN	Maintenance	4,500	07-15-2013	100		STRIP & REROOF 8 SQUARES		10-28-2022	SJT	10		01	Measure - No Entry
										07-15-2013	BH			01	Measure - No Entry
										04-12-2013	VGS			20	Field Review
										04-09-2007	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	350,000	
1	1010	Single Family	RC	Residual	0.110	AC 35,000.00	1.00000	5	1.00	0050	1.000			1.0263	3,900	
Total Card Land Units					1.03	AC	Parcel Total Land Area					1.03	Total Land Value			353,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	792	
Model	01	Residential	Bsmt Type	00	
Grade	03	Average	Unfin Area	0.00	N/A
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			Owne
Exterior Wall 2					B
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			286,980
Interior Floor 2			Net Other Adj		15,850
Heat Fuel	02	Oil	Replace Cost		302,830
Heat Type	04	Forced Air-Duc	Year Built		1971
AC Type	03	Central	Effective Year Built		1992
Bedrooms	3		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	6		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		71
Gas Fireplaces	0		Cns Sect Rcnld		215,000
Sq Ft Fin Bsmt	214		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	792		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

FSP **FNS**

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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	528	52.00	1985	A	70	C	1.00	19,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	792	792	792	169.61	134,331
BSM	Basement	0	792	158	33.84	26,798
FNS	Finished 90% Story	713	792	713	152.69	120,932
FSP	Screened Porch	0	144	29	34.16	4,919
Ttl Gross Liv / Lease Area		1,505	2,520	1,692		286,980

