

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
RUBIN KEVIN A & LISA L TT RUBIN FAMILY TRUST 1070 FRANKLIN ST  DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	405,600	405,600	
		SUPPLEMENTAL DATA		Cyclical 1 Exemption W District Res Exem		RESIDNTL	1010	28,400	28,400			
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2398 Total Acres 1.048 Chapter Lan GIS ID F_858344_2844479		Assoc Pid#		Total		788,600		788,600				

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 0267	12-09-2011	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
RUBIN KEVIN A		28328 0210	05-28-2004	Q	I	515,000	00	2023	1010	310,500	2022	1010	284,800	2021	1010	259,800
									1010	368,700		1010	303,900		1010	253,300
									1010	15,700		1010	15,700		1010	15,700
		Total		694,900		Total		604,400		Total		528,800				

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)			405,600
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			28,400
Appraised Land Value (Bldg)			354,600
Special Land Value			0
Total Appraised Parcel Value			788,600
Valuation Method			C
Total Appraised Parcel Value			788,600

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
2013-0064	05-06-2013	MN	Maintenance	3,000	07-15-2013	100		STRIP & RE-ROOF 4 SQUARES		10-07-2022	SJT	10		01	Measure - No Entry
98	03-29-2005	MN	Maintenance	3,000		100		WOOD ROOF		07-15-2013	BH			01	Measure - No Entry
336	07-12-2004	MN	Maintenance	5,400		100		STRIP & REROOF		04-12-2013	VGS			20	Field Review
13027	11-18-1993	MN	Maintenance	3,000		100		MISC		09-03-2005	KP	1		00	Measure & Listed
11630	06-29-1990	AD	Addition	25,000		100		ADD 14'X24'RM,INCLOS							

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	0.130 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.81	4,600
Total Card Land Units					1.05 AC	Parcel Total Land Area					1.05	Total Land Value			354,600

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	03	Colonial				Bsmt Area	1328				
Model	01	Residential				Bsmt Type	03				
Grade	05	Ave/Good				Unfin Area	0.00	Partial			
Stories	2					<b>CONDO DATA</b>					
Occupancy	1					Parcel Id		C		Owne	
Exterior Wall 1	30	HARDI Plank							B		S
Exterior Wall 2						Adjust Type	Code	Description	Factor%		
Roof Structure	03	Gable				Condo Flr					
Roof Cover	03	Asphalt				Condo Unit					
Interior Wall 1	05	Drywall				<b>COST / MARKET VALUATION</b>					
Interior Wall 2						Net Other Adj	532,063				
Interior Floor 1	12	Hardwood				Replace Cost	39,163				
Interior Floor 2						Year Built	1971				
Heat Fuel	04	Electric				Effective Year Built	1992				
Heat Type	07	Radiant-Elec.				Depreciation Code	A				
AC Type	03	Central				Remodel Rating					
Bedrooms	4					Year Remodeled					
Full Baths	2					Depreciation %	29				
Half Baths	1					Functional Obsol					
Extra Fixtures	0					External Obsol					
Total Rooms	8					Trend Factor	1.000				
Bath Style	02	Average				Condition					
Kitchen Style	02	Average				Condition %					
Extra Kitchens	0					Percent Good	71				
Fireplaces	1					Cns Sect Rcnd	405,600				
Extra Openings	0					Dep % Ovr					
Gas Fireplaces	0					Dep Ovr Comment					
Sq Ft Fin Bsmt	585					Misc Imp Ovr					
FBM Quality	04	Above Average				Misc Imp Ovr Comment					
Foundation	06	Poured Conc				Cost to Cure Ovr					
Bsmt Garage	0					Cost to Cure Ovr Comment					
Bsmt Area	1328										

<b>PTO 11</b>			
<b>26</b>			
<b>BAS</b>	<b>BAS BSM</b>	<b>FUS BAS BSM</b>	<b>BAS BSM</b>
17	14	14	24
	16		24
		32	14
		32	
		2	
		<b>FUS</b>	

**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
SPL1	Ing Pool - Ave	L	576	64.00	1985	A	70	C	1.00	25,800
SHD1	Shed	L	176	21.00	2013	A	70	C	1.00	2,600

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,566	1,566	1,566	198.68	311,131
BSM	Basement	0	1,328	266	39.80	52,849
FUS	Finished Upper Story	832	832	832	198.68	165,301
PTO	Patio	0	286	14	9.73	2,782
Ttl Gross Liv / Lease Area		2,398	4,012	2,678		532,063

