

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
DYROFF, PETER A & CATHERINE CU 27 ELDERBERRY LANE DUXBURY MA 02332		1 Level	2 Public Water	3 Unpaved		Description RESIDENTL RES LAND	Code 1010 1010	Assessed 624,400 440,100	Assessed 624,400 440,100
			4 Gas						
			6 Septic						
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOT 41A #DL 2				Plan Ref. 111/93 Land Ct# #SR Life Estate PP STATU A:Active					
GIS ID F_984386_2695039				Assoc Pid#		Total 1,064,500 1,064,500			

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
DYROFF, PETER A & CATHERINE CURTI		30772 0346	09-19-2017	Q	I	825,000	00	Year	Code	Assessed	Year	Code	Assessed
RURAK, LISA TR		30210 0140	01-04-2017	U	I	525,000	1	2023	1010	528,900	2022	1010	437,300
ONEIL, LOUISE M & STEPHEN		14662 0087	01-04-2002	U	I	100	1A		1010	309,800		1010	262,900
ONEIL, LOUISE M		12981 0192	05-01-2000	U	V	1	1A					1010	4,600
ONEIL, STEPHEN TR		12135 0263	03-19-1999	Q	V	60,000	00	Total		838,700	Total		700,200
								Total		635,800	Total		635,800

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2019	N5C	NO RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0110			Batch HYAN

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	561,700
Appraised Xf (B) Value (Bldg)	58,100
Appraised Ob (B) Value (Bldg)	4,600
Appraised Land Value (Bldg)	440,100
Special Land Value	0
Total Appraised Parcel Value	1,064,500
Valuation Method	C
Total Appraised Parcel Value	1,064,500

NOTES							

BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
BLDR-22-19	03-04-2022	880	Alt-Int work-Res	84,792	06-30-2022	100	06-30-2022	Finish 400 sqft of space in the Removal of 24x13ft screen por Re-roof 2500sq foot home usin	06-30-2023	TR	03		16	In Office Review	
18-650	03-07-2018	810	Demolition	2,500	05-02-2018	100	06-30-2018		05-26-2020	WD				FR	Field Review
17-770	03-22-2017	835	Sid/Wind/Roof/ Dwelling	5,200	06-30-2017	100	06-30-2017		06-01-2018	SR	01			02	Bldg Permit Completed
44977	03-24-2000	DW		150,000	05-21-2001	100	01-01-2001		01-24-2018	RB	03			16	In Office Review
									10-06-2017	SR	01			03	Cycl Insp Comp
									10-14-2011	RB	03			16	In Office Review

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	1010	Single Fam M-0	RF-1	4	0.190 AC	176,344.00	4.23746	1.0000	5	1.00	0110	3.100		1.0000	2,316,472	440,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
CONDO DATA					
Parcel Id		C		Owne	0.0
Roof Structure	03	Gable/Hip		B	S
Roof Cover	03	Asph/F Gls/Cmp	Adjust Type	Code	Description
Interior Wall 1	05	Drywall	Condo Flr		
Interior Wall 2			Condo Unit		
COST / MARKET VALUATION					
Interior Floor 1	12	Hardwood	Building Value New		624,124
Interior Floor 2	14	Carpet	Year Built		2000
Heat Fuel	03	Gas	Effective Year Built		2006
Heat Type	04	Hot Air	Depreciation Code		A
AC Type	03	Central	Remodel Rating		
Bedrooms	04	4 Bedrooms	Year Remodeled		
Full Baths	2		Depreciation %		10
Half Baths	1		Functional Obsol		0
Extra Fixtures			External Obsol		0
Total Rooms	8	8 Rooms	Trend Factor		1
Bath Style			Condition		
Kitchen Style			Condition %		
Occupancy			Percent Good		90
Usrflid 105			RCNLD		561,700
Accessory Apt			Dep % Ovr		
Foundation Alt	01	Poured Conc.	Dep Ovr Comment		
Rms Prts			Misc Imp Ovr		
Bath Split	21	2 Full-1 Half	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
FPL3	Fireplace 2 sto	B	1	7000.00			90		0.00	6,300
BGAR	Bsmt Garage	B	1	2326.00			90		0.00	2,100
PAT2	Patio-Good	L	364	9.94	2017		98		0.00	3,500
FOP	Open Porch-ro	B	352	55.00			90		0.00	12,400
BMT	Basement-Unfi	B	1,232	26.01			90		0.00	27,500
BFA1	Bsmt Fin-Goo	B	336	32.56			90		0.00	9,800
SHED	Shed	L	80	18.00	2006		74		0.00	1,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,232	1,232	1,232	253.30	312,062
BMT	Basement Area	0	1,232	0	0.00	0
FOP	Open Porch	0	352	0	0.00	0
FUS	Upper Story	1,232	1,232	1,232	253.30	312,062
PTO	Patio	0	364	0	0.00	0
Ttl Gross Liv / Lease Area		2,464	4,412	2,464		624,124

