

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
RUSCKOWSKI STEPHEN H			2 Public Water	9 Town Street		Description	Code	Appraised	Assessed
RUSCKOWSKI DEBORAH O'HARA			3 Public Sewer	1 Paved		RESIDENTL	1010	3,034,900	3,034,900
2 COVENTRY LN		SUPPLEMENTAL DATA				RES LND	1010	9,200,900	9,200,900
ANDOVER MA 01810		Alt Prcl ID	Restriction		Total 12,235,800 12,235,800				
		PLN#/Rec LC 13608B, LT 3	Hist Distrct X						
		Lot# LC 18608-C, LT 5	Other Note						
		Plan Notes	UC-Misc 1						
		Plan Notes	UC-Misc 2						
		Plan Notes							
		GIS ID M_282502_793583	Assoc Pid#						

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
RUSCKOWSKI STEPHEN H		80 173	10-18-2019	Q	I	10,000,000	00	Year	Code	Assessed	Year	Code	Assessed
ELHAUGE EINER RICHARD & RONAN PAUL & JACQUELYN TRS		0079 0107	09-06-2018	Q	I	8,900,000	00	2023	1010	3,034,900	2022	1010	2,969,500
RONAN PAUL & JACQUELYN		0070 0325	04-05-2011	U	I	1	1A		1010	9,200,900		1010	8,829,165
RONAN PAUL & JACQUELYN		0061 0001	02-26-2003	U	I	1	1A						
RONAN PAUL		00039 0085	12-24-1987	U	I	1	1A						
Total								12,235,800	Total	11,798,665	Total	10,456,189	

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

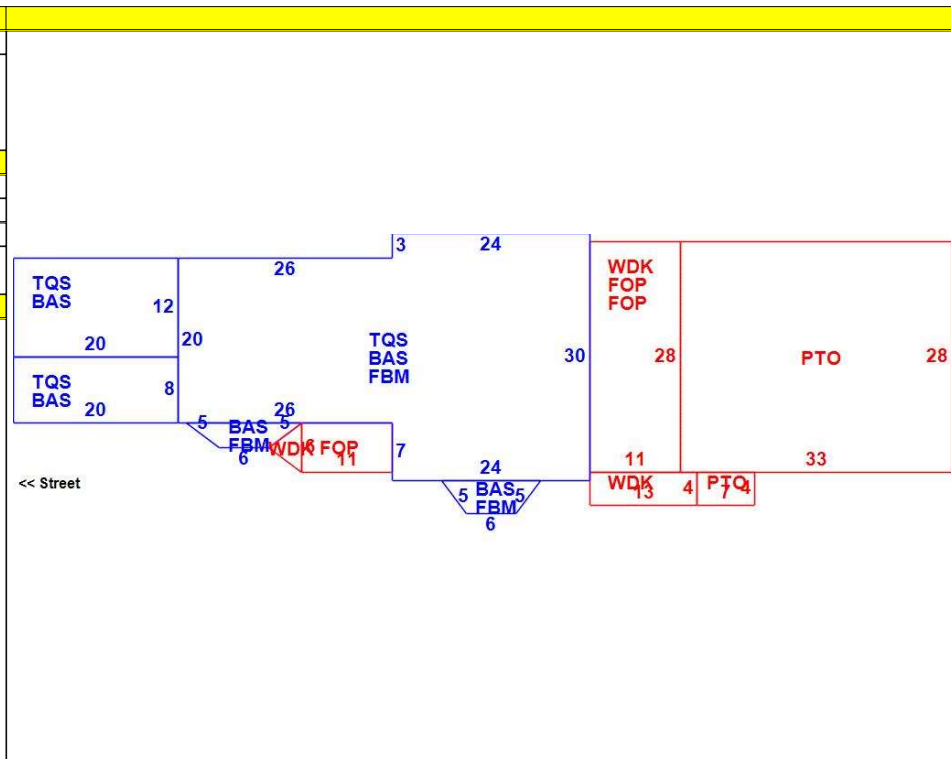
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
SW39				

NOTES	
NEW DOCK NOTED 2011; EST AYB @2004	
SHD2=WF TV/reading room/Office	
GAR walled in to make BAS	
STONE BULKHEAD REBUILT @2003	
FY20: MERGED PCL 20D-330.22 (202 SF) INTO THIS PCL	

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
2020-504	02-28-2020	RA		35,000		0		CEDAR SIDEWALL SHINGLE	05-17-2022	DM			11	Field Review
2020-293	11-26-2019	RA		50,000		0		ROOF SHINGLES	12-07-2020	EP			01	Cyclical Reinspection
2019-186	10-12-2018	RA	Res Add/Alter	38,000		0		REPLACE EXITS EXT STAIR	07-24-2019	EP			01	Cyclical Reinspection
2019-187	10-09-2018	RA	Res Add/Alter	14,000		0		REPLACE WINDOWS/DOOR	05-17-2017	MM			11	Field Review
2007-158	01-01-2007	RA	Res Add/Alter					replace boat house	06-18-2014	MM			11	Field Review
2001-221	03-08-2001	NC	New Construct					CO 5-21-03 SFR	08-17-2012	JR			01	Cyclical Reinspection
									11-17-2011	MM			11	Field Review

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	SINGL FAM M-0	R5		10,002 SF	28.59	1.00000	9	1.00	0090	4.950	WF	W65	919.91	9,200,900
1	1010	SINGL FAM M-0	R5		48 FF	0.00	1.00000	0	1.00		1.000	WF		0	0
Total Card Land Units					0.23 AC	Parcel Total Land Area					0.23	Total Land Value			9,200,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	09	Historical Custom			
Model	01	Residential			
Grade:	09	Custom			
Stories:	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure:	03	Gable/Hip			
RooF Cover	10	Wood Shingle			
Interior Wall 1	03	Plastered			
Interior Wall 2	06	Cust Wd Panel			
Interior Flr 1	12	Hardwood			
Interior Flr 2					
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	4				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:	7				
Bath Style:	03	Modern			
Kitchen Style:	03	Luxurious			
			CONDO DATA		
Parcel Id			C	Ownr	0.0
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
			COST / MARKET VALUATION		
Building Value New		3,303,869			
Year Built		2001			
Effective Year Built		2011			
Depreciation Code		A			
Remodel Rating					
Year Remodeled					
Depreciation %		10			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		90			
Cns Sect Rcnd		2,973,500			
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
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	FPL MSNRY 2	B	1	4000.00	2006		90		0.00	3,600
SHD2	W/LIGHTS ET	L	264	18.00	2007		95		0.00	4,500
DCK1	DOCKS-RES	L	615	95.00	2009		90		0.00	52,600
ODS	OUTDOOR S	L	1	700.00			100		0.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,706	1,706	1,706	862.51	1,471,434
FBM	Basement, Finished	0	1,306	588	388.33	507,153
FOP	Porch, Open, Finished	0	682	136	172.00	117,301
PTO	Patio	0	952	95	86.07	81,938
TQS	Three Quarter Story	1,230	1,640	1,230	646.88	1,060,881
WDK	Deck, Wood	0	372	37	85.79	31,913
Ttl Gross Liv / Lease Area		2,936	6,658	3,792		3,270,620

