



Town of Duxbury
 Historical Commission
HISTORIC STRUCTURE DEMOLITION APPLICATION

RECEIVED
 MAR 03 2021
 INSPECTORAL SERVICES
 DUXBURY, MA 02332

Provide with Building Permit Application, if available

Contractor: Nate Popoloski
 781-500-1234
 Natepopsshwa@gmail.com

Owner/Applicant Information

- Name Sherif Rizkalla
- Address 106 Powder Point Ave.
- Contact Telephone 617-688-9714 Email address rizkalla.sherif@gmail.com
- Date Original Structure Built 1800
- Is the property in a Local Historic District? Yes No

6. Brief description of demolition work to be performed
New 16' x 30' two story addition with roof deck.

7. For Partial Demolition, please attach the following:
- Letter of Intent describing work
 - Assessor's record
 - Photographs of all sides
 - Demolition plans showing sections to be removed

8. For Total Demolition or move, attach all of the above plus a Chain of Title back to earliest deed.

Signature of Owner [Signature] Date of Application 3/3/2021

INITIAL DETERMINATION TO BE MADE WITHIN 30 DAYS OF COMPLETED APPLICATION

To be Completed by Historical Commission

- Date of Site Visit _____
- Determination: Total Demolition
 Historically Significant
 Demolition Delay Waived

_____ Not Regulated (no action)

_____ Regulated. Public Hearing: No Yes: Date _____

Historical Commission Action:

Signature _____ Date _____

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	
RIZKALLA SHERIF M		0 Water	0 Two-Way	0 Average		Code	Assessed
RIZKALLA CAMELLE KENT		0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	513,600
106 POWDER POINT AVE			0 Medium		RES LAND	1010	795,900
		SUPPLEMENTAL DATA			RESIDENTL	1010	184,400
DUXBURY MA 02332		Cyclical Exemption W? Reinsp Res Exem					
		Alt Prol ID 8					
		2nd Home					
		Tax Class T					
		Tot Fin Are 3032					
		Total Acres .92					
		Chapter La					
		GIS ID F_882738_2843882					
		Assoc Pld#					
		Total				1,493,900	1,493,900

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
RIZKALLA SHERIF M	47040	0138	06-10-2016	Q	I	1,100,000	00	Year	Code	Assessed	Year	Code	Assessed
SIMARD TIMOTHY P & MONAGHAN PAT	15893	0150	02-17-1998	Q	I	610,000	00	2020	1010	527,600	2019	1010	527,600
									1010	675,700		1010	675,700
									1010	176,600		1010	176,600
								Total		1379900	Total		1379900

EXEMPTIONS		Amount	Description	Number	Amount	Comm Int
		0.00				
OTHER ASSESSMENTS						

ASSESSING NEIGHBORHOOD		Code	Description	Tracing	Batch
Nbhd	0130	B			
NOTES					

BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments
BP-20-84	Bldg Permit	25,000		0		Building 4 dormers & replace roof
BP-20-70	Solar Panels	48,000		0		INSTALL SOLAR PANELS ON R
BP-19-219		60,000	02-21-2020	100		CONJUNCTION WITH BP-2017-
2017-185	Bldg Permit	35,000	05-09-2018	100		INGRD GUNITE POOL 20'X40'
2017-60	Demolish	145	05-09-2018	100		DEMO EXISTING BARN IN REA
2017-38	Remodel	100,000	05-09-2018	100		REMODEL KITCHEN
2016-229	Remodel	50,000	05-09-2018	100		REMODEL KITCHEN

LAND LINE VALUATION SECTION		Zone	Description	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1010	RC	Primary	40,075	SF	6.25	1.00000	5	1.00	0130	25' X 190' ROW ALONG RIGH	ES95	0.9500	795,900
Total Card Land Units														
0.920 AC														
Parcel Total Land Area 0.9200														
Total Land Value														
795,900														

VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result	
BP-20-84	Field Review	09-10-2020	SJT	5		20	Field Review	
BP-20-70	Measure - No Entry	02-21-2020	SJT	5		01	Measure - No Entry	
BP-19-219	Field Review	05-09-2018	JLF	5		20	Field Review	
2017-185	Quality Control	04-12-2013	VGS	6		30	Quality Control	
2017-60	Quality Control	10-10-2012	KP	6		30	Quality Control	
2017-38	Measure & Listed	09-27-2012	KP	6		30	Measure & Listed	
2016-229	Measure & Listed	08-04-1999	BSB	1		00	Measure & Listed	
Total Appraised Parcel Value								1,493,900

APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card) 513,600

Appraised Xf (B) Value (Bldg) 0

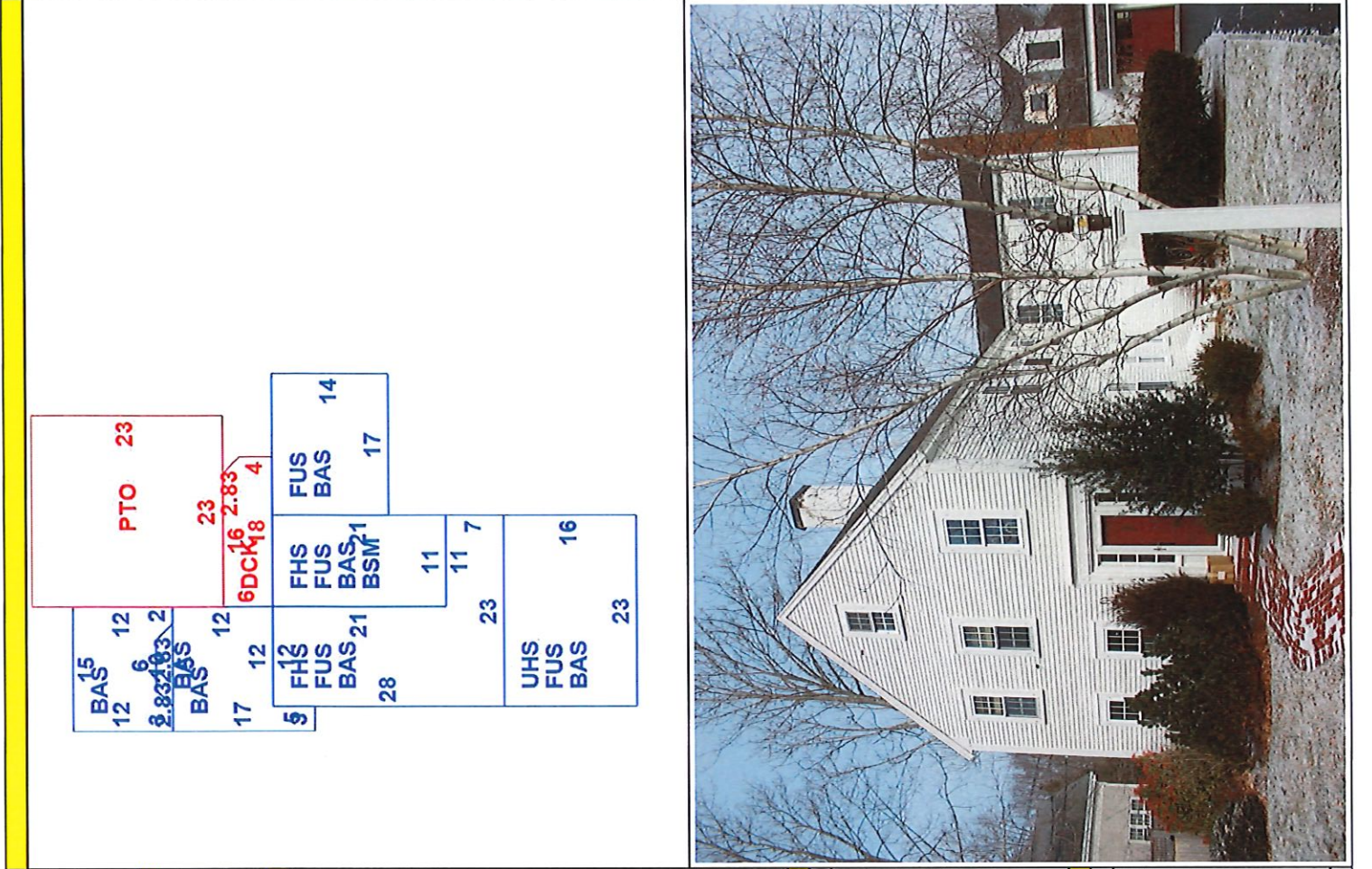
Appraised Ob (B) Value (Bldg) 184,400

Appraised Land Value (Bldg) 795,900

Special Land Value 0

Total Appraised Parcel Value 1,493,900

Valuation Method C



CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)											
Element	Cd	Description	Element	Cd	Description									
Style	11	Antique	Bsmt Area	231										
Model	01	Residential	Unfin Area	184.00										
Grade	07	Very Good	Int Cond	01										
Stories	2.5		CONDO DATA											
Occupancy	1		Parcel Id	C	Owne									
Exterior Wall 1	11	Clapboard	Adjust Type	Code	Description									
Exterior Wall 2	14	Wood Shingle	Condo Fir		Factor%									
Roof Structure	03	Gable	Condo Unit											
Roof Cover	03	Asphalt	COST / MARKET VALUATION											
Interior Wall 1	05	Drywall	Net Other Adj		592,447									
Interior Wall 2	12	Hardwood	Replace Cost		33,920									
Interior Floor 1	02	Oil	Year Built		626,367									
Interior Floor 2	05	Hot Water	Effective Year Built		1800									
Heat Fuel	03	Central	Depreciation Code		2001									
Heat Type	4		Remodel Rating		E									
AC Type	03		Year Remodeled		18									
RES Bedrooms	2		Depreciation %		1.000									
Full Baths	1		Functional Obsol											
Half Baths	0		External Factor											
Extra Fixtures	9		Condition		82									
Total Rooms	02	Average	Condition %		513,600									
Bath Style	02	Average	Percent Good											
Kitchen Style	02		Cns Sect Rcnld											
Extra Kitchens	0		Dep % Ovr											
Fireplaces	2		Dep Ovr Comment											
Extra Openings	3		Misc Imp Ovr											
Gas Fireplaces	0		Misc Imp Ovr Comment											
Sq Ft Fin Bsmt	0		Cost to Cure Ovr											
FBM Quality	03	Stone	Cost to Cure Ovr Comment											
Foundation	0		OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Bsmt Garage	0		Code	Description	L/B	Units	Yr Bilt	Unit Price	Yr Bilt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
Bsmt Area	231		PTO	Patio	L	350	10,000	1980	70	A	1.00	C	1.00	2,500
Unfin Area	184.00		FGR7	Garage - Fin U	L	1,344	90.00	2018	100	E	1.00	C	1.00	121,000
			SPL2	Ing Pool-Good	L	800	55.00	2018	100	E	1.00	C	1.00	44,000
			SHD1	Shed	L	96	14.00	2018	100	E	1.50	B	1.50	2,000
			FEP	Enclosed Porc	L	132	35.00	2018	100	B	1.50	B	1.50	6,900
			PTO	Patio	L	1,140	10.00	2018	70	A	1.00	C	1.00	8,000
BUILDING SUB-AREA SUMMARY SECTION														
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value								
BAS	First Floor	1,625	1,625	1,625	175.70	285,506								
BSM	Basement	0	231	46	34.99	8,082								
DCK	Deck	0	106	11	18.23	1,933								
FHS	Finished Half Story	322	644	322	87.85	56,574								
FUS	Finished Upper Story	1,250	1,250	1,250	175.70	219,620								
PTO	Patio	0	529	26	8.64	4,568								
UHS	Unfinished Half Story	0	368	92	43.92	16,164								
Totl Gross Liv / Lease Area		3,197	4,753	3,372		592,447								

