

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
GERMINARO BRUCE D			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	
GERMINARO CAROLA			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	643,200	643,200	
41 BIRCH ST		SUPPLEMENTAL DATA			RES LAND	1010	350,700	350,700		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2488 Total Acres .92 Chapter Lan GIS ID F_858958_2840656			Cyclical 1 Exemption W District Res Exem Assoc Pid#		Total		993,900	993,900

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GERMINARO BRUCE D TT		58002 220	06-14-2023	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
GERMINARO BRUCE D		4220 0725	11-30-1976	Q	I	47,500	00	2023	1010	510,600	2022	1010	318,700
									1010	364,700	2021	1010	300,600
								Total		875,300	Total		619,300
								Total			Total		551,100

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

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	643,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	350,700
Special Land Value	0
Total Appraised Parcel Value	993,900
Valuation Method	C
Total Appraised Parcel Value	993,900

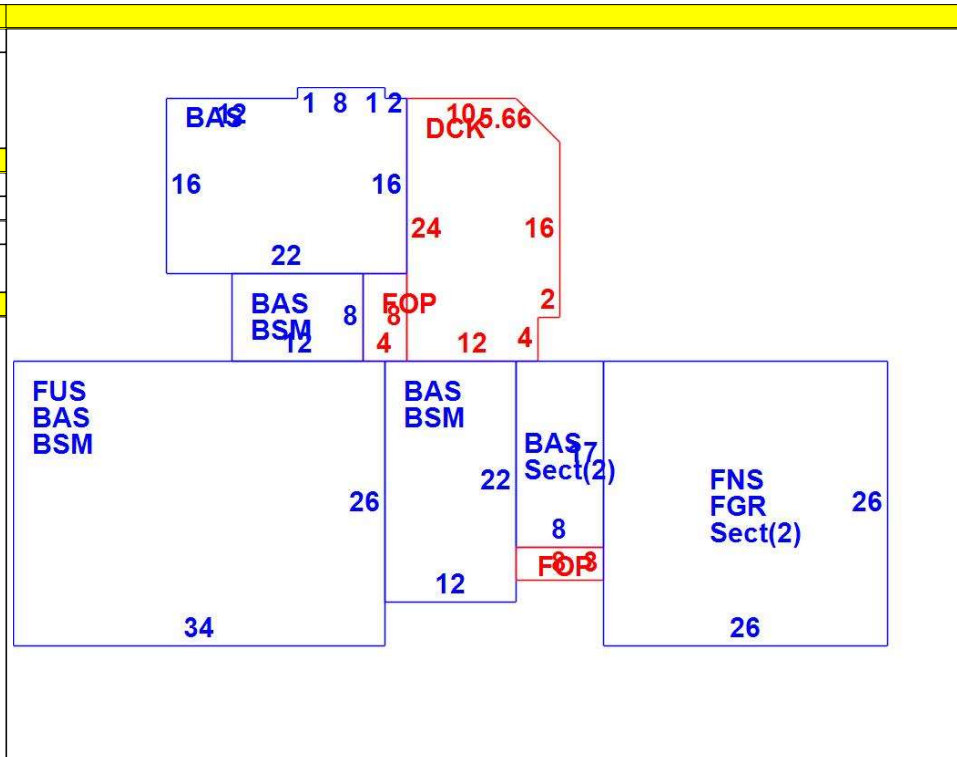
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

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	Purpose/Result
BPO-21-243	06-08-2021	AD	Addition	240,000		100	05-23-2022	Construct a 2 car garage with a REPLACE 1 DOOR 2BATHS	10-19-2021	SJT	10		00	Measure & Listed
2016-165	08-30-2016	MN	Maintenance	2,647		100			04-12-2013	VGS			20	Field Review
120000027	02-09-2000	RM	Remodel	2,500	10-11-2002	100			06-18-2007	BSB		1	00	Measure & Listed
11764	11-08-1990	AD	Addition	25,000	02-02-1991	100								

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	PD	Primary	40,075 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,700
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			350,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1244	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			548,108
Interior Floor 2			Net Other Adj		20,010
Heat Fuel	03	Gas	Replace Cost		764,491
Heat Type	04	Forced Air-Duc	Year Built		1975
AC Type	03	Central	Effective Year Built		2000
Bedrooms	3		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		21
Total Rooms	7		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		79
Gas Fireplaces	0		Cns Sect Rcnld		448,800
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1244		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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,604	1,604	1,604	197.37	316,588
BSM	Basement	0	1,244	249	39.51	49,146
DCK	Deck	0	320	32	19.74	6,316
FOP	Open Porch	0	56	8	28.20	1,579
FUS	Finished Upper Story	884	884	884	197.37	174,479
Ttl Gross Liv / Lease Area		2,488	4,108	2,777		548,108



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								Total			Total		551,100

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

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Valuation Method			C
Total Appraised Parcel Value			993,900

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

NOTES									

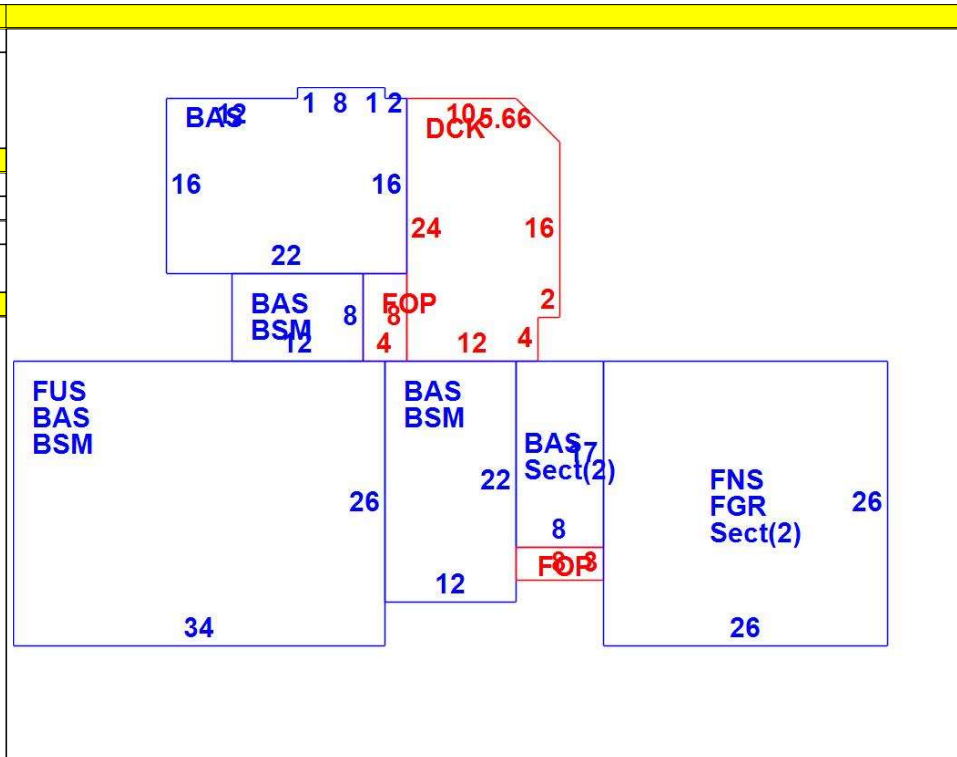
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120000027	02-09-2000	RM	Remodel	2,500	10-11-2002	100			06-18-2007	BSB		1	00	Measure & Listed
11764	11-08-1990	AD	Addition	25,000	02-02-1991	100								

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Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			350,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	0	
Model	01	Residential	Bsmt Type	00	
Grade	06	Good	Unfin Area	0.00	N/A
Stories	1.90				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	06	Partial			
Bedrooms	0				
Full Baths	0				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	2				
Bath Style					
Kitchen Style					
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	0				

CONDO DATA			
Parcel Id	C	Owne	
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION		
Net Other Adj	0	
Replace Cost	764,491	
Year Built	2021	
Effective Year Built	2020	
Depreciation Code	A	
Remodel Rating		
Year Remodeled		
Depreciation %	1	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	99	
Cns Sect Rcnld	194,400	
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		



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Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	136	136	136	193.66	26,338
FGR	Garage	0	676	270	77.35	52,289
FNS	Finished 90% Story	608	676	608	174.18	117,746
Ttl Gross Liv / Lease Area		744	1,488	1,014		196,373

