

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BEDARD TIMOTHY A			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
BEDARD NICOLE L			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,113,600	1,113,600	
40 AMADO WAY				0 Medium		RES LAND	1010	396,600	396,600	
						RESIDNTL	1010	3,500	3,500	
SUPPLEMENTAL DATA										
DUXBURY MA 02332	Alt Prcl ID	Cyclical 3								
	Scnd Home	Exemption								
	Tax Class T	W								
	Tot Fin Area 3990	District								
	Total Acres .93	Res Exem								
	Chapter Lan									
	GIS ID F_865474_2855903	Assoc Pid#								
							Total	1,513,700	1,513,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BEDARD TIMOTHY A	48667	0216	07-14-2017	Q	I	1,200,000	00	Year	Code	Assessed	Year	Code	Assessed
CONSTANTINO STEPHEN J & CLIFTON	33127	0106	08-01-2006	Q	I	1,259,000	00	2023	1010	851,600	2022	1010	780,700
TWOMBLY WILLIAM D	25644	0223	07-01-2003	Q	I	908,125	00		1010	514,500		1010	424,000
									1010	2,400		1010	2,400
							Total	1,368,500	Total	1,207,100	Total	1,143,800	

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

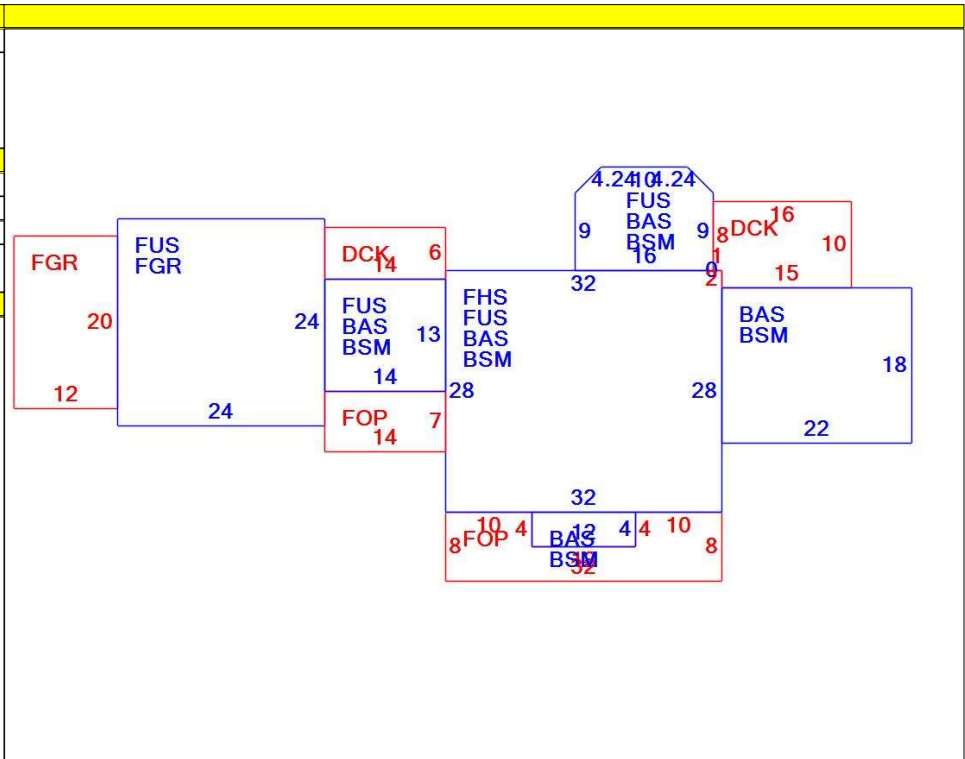
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0092				

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	
184	06-21-2007	RM	Remodel	20,000		100		MB 9X14,8X8BTH,9X16P	11-27-2017	SJD	9		01	Measure - No Entry	
553	12-27-2002	AD	Addition	25,000	04-08-2004	100		DRMRS/FNSH FL 3/PRCH	04-12-2013	VGS			20	Field Review	
336	08-01-2002	NC	New Construct	253,000	04-08-2004	100		28X32 101/GAR/DECKS	05-22-2008	K-B			01	Measure - No Entry	

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	0092	1.132		1.0000	9.91	396,200	
1	1010	Single Family	RC	Residual	0.009	AC 35,000.00	1.14942	5	1.00	0092	1.132		1.0000	1.06	400	
Total Card Land Units					0.93	AC	Parcel Total Land Area					0.93	Total Land Value			396,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1705	
Model	01	Residential	Bsmt Type	04	
Grade	09	Custom	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	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Fir		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		1,196,579
Interior Floor 2			Replace Cost		83,410
Heat Fuel	02	Oil	Year Built		2002
Heat Type	05	Hot Water	Effective Year Built		2008
AC Type	03	Central	Depreciation Code		A
Bedrooms	4		Remodel Rating		
Full Baths	4		Year Remodeled		
Half Baths	1		Depreciation %		13
Extra Fixtures	3		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		87
Extra Openings	0		Cns Sect Rcnd		1,113,600
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	800		Dep Ovr Comment		
FBM Quality	05	Living Area	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1705		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
PTO	Patio	L	338	15.00	2000	A	70	C	1.00	3,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,705	1,705	1,705	253.14	431,599
BSM	Basement	0	1,705	341	50.63	86,320
DCK	Deck	0	242	24	25.10	6,075
FGR	Garage	0	816	326	101.13	82,523
FHS	Finished Half Story	448	896	448	126.57	113,405
FOP	Open Porch	0	306	46	38.05	11,644
FUS	Finished Upper Story	1,837	1,837	1,837	253.14	465,013
Ttl Gross Liv / Lease Area		3,990	7,507	4,727		1,196,579

