

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BERTINO ROBERT & AMY TT			0 Water	0 Cul-De-Sac	0 Good	Description	Code	Appraised	Assessed	
BERTINO FAMILY LIVING TRUST			0 Septic	0 Paved	0 Average	RESIDENTL	1010	484,000	484,000	
10 UNION HALL RD		SUPPLEMENTAL DATA			RES LAND	1010	519,000	519,000		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2488 Total Acres 1.593 Chapter Lan GIS ID F_868118_2852933			Cyclical 3 Exemption W District Res Exem Assoc Pid#		Total		1,003,000	1,003,000

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BERTINO ROBERT & AMY TT		27910 0028	04-07-2004	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
BERTINO ROBERT A		15189 0117	05-21-1997	Q	I	274,600	00	2023	1010	388,300	2022	1010	363,600
10 UNION HALL RD RLTY TRUST		14349 0319	05-09-1996	U	I	1	1F		1010	509,700		1010	430,100
		Total						898,000		Total		793,700	
								Total		Total		746,000	

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)	484,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	519,000
Special Land Value	0
Total Appraised Parcel Value	1,003,000
Valuation Method	C
Total Appraised Parcel Value	1,003,000

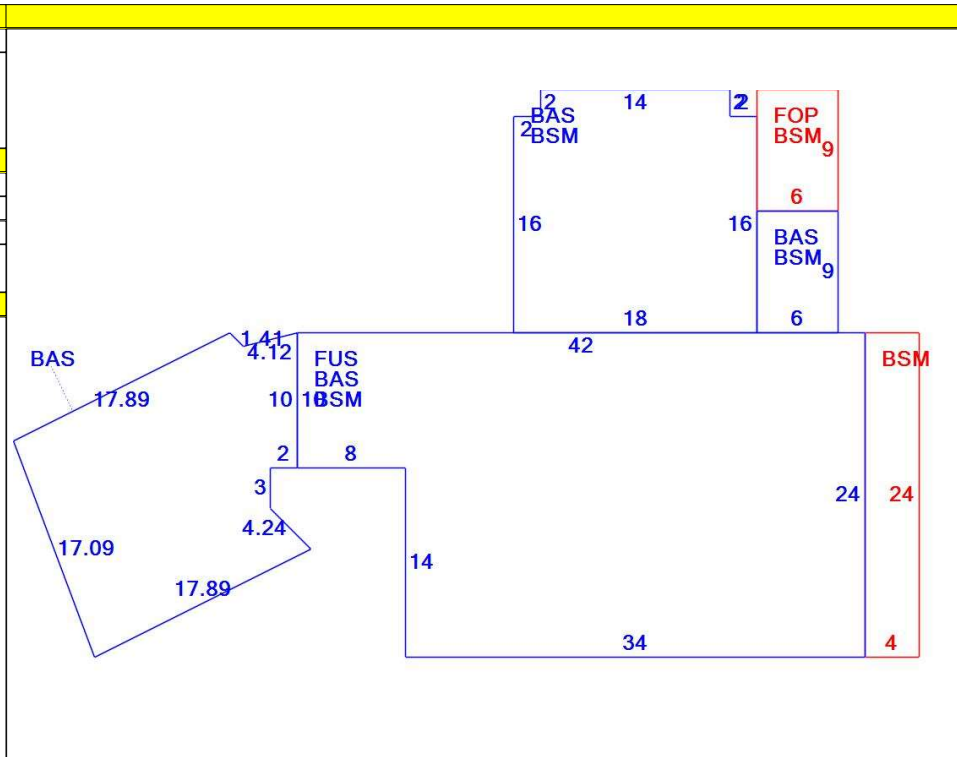
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0070			

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
336	07-18-2005	AD	Addition	53,000	07-27-2006	100		1ST FLR,FIN BASE,PRC		04-12-2013	VGS			20	Field Review
546	12-17-2002	MN	Maintenance	7,800		100		REPLACE SHINGLES		08-16-2006	KP		1	00	Measure & Listed
20010331	08-16-2001	RM	Remodel	44,000	03-06-2002	100		REM KITCHEN REP WIN							
11948	07-03-1991	AD	Addition	6,000	01-01-1992	100		2ND FL ELL/BATH/CLOS							

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	0070	1.389		1.0000	12.16	486,200
1	1010	Single Family	RC	Residual	0.675 AC	35,000.00	1.00000	5	1.00	0070	1.389		1.0000	1.12	32,800
Total Card Land Units					1.59 AC	Parcel Total Land Area					1.59	Total Land Value			519,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1416	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
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		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		566,715
Interior Floor 2			Replace Cost		45,929
Heat Fuel	02	Oil	Year Built		612,645
Heat Type	05	Hot Water	Effective Year Built		1982
AC Type	01	None	Depreciation Code		2000
Bedrooms	3		Remodel Rating		G
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		21
Extra Fixtures	1		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		79
Extra Openings	0		Cns Sect Rcnd		484,000
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	475		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1416		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	1,592	1,592	1,592	203.93	324,653
BSM	Basement	0	1,416	283	40.76	57,712
FOP	Open Porch	0	54	8	30.21	1,631
FUS	Finished Upper Story	896	896	896	203.93	182,719
Ttl Gross Liv / Lease Area		2,488	3,958	2,779		566,715



10 UNION HALL RD

