

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
BERTOLI PAUL JR			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA	
BERTOLI MARISSA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	362,800	362,800		
621 LINCOLN ST				0 Heavy		RES LAND	1010	344,700	344,700		
<b>SUPPLEMENTAL DATA</b>											
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2208 Total Acres .86 Chapter Lan			Cyclical 3 Exemption W District Res Exem			RESIDNTL	1010	38,600	38,600
GIS ID F_868152_2851491		Assoc Pid#						Total	746,100	746,100	<b>VISION</b>

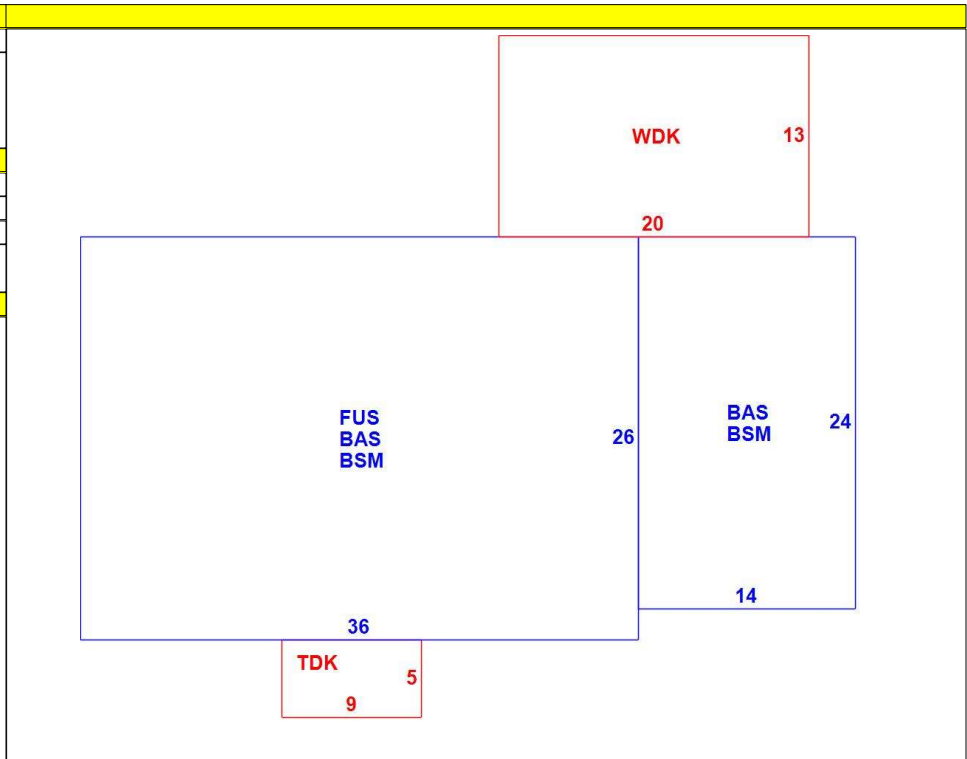
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
BERTOLI PAUL JR	LCC	134656	10-24-2022	U	I	785,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
CONNOLLY BRIAN	LCC	126634	04-12-2018	Q	I	539,900	00	2023	1010	275,800	2022	1010	252,500	2021	1010	228,000	
GLEASON PAUL M	LCC	122585	10-19-2015	Q	I	423,000	00		1010	358,700		1010	297,000		1010	246,000	
TOUGAS NORMAND R & ANNE M	LCC	53241	07-01-1974	U	I	55,000	1		1010	21,500		1010	21,500		1010	21,500	
Total										656,000		Total		571,000		Total	495,500

EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor							
									Appraised Bldg. Value (Card)					362,800		
									Appraised Xf (B) Value (Bldg)					0		
									Appraised Ob (B) Value (Bldg)					38,600		
									Appraised Land Value (Bldg)					344,700		
									Special Land Value					0		
									Total Appraised Parcel Value					746,100		
									Valuation Method					C		
Total										0.00	Total Appraised Parcel Value					746,100

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
										04-03-2023	SJD	9		01	Measure - No Entry
										04-27-2016	SJD	9		01	Measure - No Entry
										04-12-2013	VGS			20	Field Review
										03-26-2013	AO	6	6	30	Quality Control
										06-13-2007	BSB		1	00	Measure & Listed

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	37,462 SF	9.20	1.00000	5	1.00	0050	1.000			1.0000	9.20 344,700	
Total Card Land Units					0.86 AC	Parcel Total Land Area					0.86	Total Land Value				344,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1272	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			B
Exterior Wall 2	14	Wood Shingle			S
Roof Structure	03	Gable	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			483,671
Interior Floor 2			Net Other Adj		27,300
Heat Fuel	03	Gas	Replace Cost		510,972
Heat Type	05	Hot Water	Year Built		1970
AC Type	01	None	Effective Year Built		1992
Bedrooms	4		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	1		Percent Good		71
Gas Fireplaces	0		Cns Sect Rcnd		362,800
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1272		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
SHD1	Shed	L	192	21.00	1986	A	70	C	1.00	2,800
SPL1	Ing Pool - Ave	L	800	64.00	1986	A	70	C	1.00	35,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,272	1,272	1,272	194.01	246,783
BSM	Basement	0	1,272	254	38.74	49,279
FUS	Finished Upper Story	936	936	936	194.01	181,595
TDK	Trex Deck	0	45	5	21.56	970
WDK	Deck	0	260	26	19.40	5,044
Ttl Gross Liv / Lease Area		2,208	3,785	2,493		483,671

