

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
BOLDUC GREGORY & KAREN TRS GK BOLDUC REALTY TT 31 GIFFORD WAY  DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	615,400	615,400	
		SUPPLEMENTAL DATA		0	Light			RES LAND	1010	486,300	486,300	
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3028 Total Acres 1.279 Chapter Lan GIS ID F_869841_2848192		Cyclical 3 Exemption W District Res Exem Assoc Pid#				RESIDNTL	1010	2,100	2,100	
						Total				1,103,800	1,103,800	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BOLDUC GREGORY & KAREN TRS		32761 0335	05-31-2006	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BOLDUC GREGORY M		22268 0161	06-17-2002	Q	I	539,900	00	2023	1010	470,200	2022	1010	431,000	2021	1010	375,700
TODD JOHN F		13632 0091	06-15-1995	Q	V	115,000	00		1010	521,900		1010	331,600		1010	319,900
									1010	1,400		1010	1,400		1010	1,400
		Total						Total		993,500	Total		764,000	Total		697,000

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

  

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)									615,400
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									2,100
Appraised Land Value (Bldg)									486,300
Special Land Value									0
Total Appraised Parcel Value									1,103,800
Valuation Method									C
Total Appraised Parcel Value									1,103,800

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
232	07-21-2008	AD	Addition	51,000	02-27-2009	100		528'2ND FLR,MS/FMRM	06-02-2014	SJD	10		12	Property Estimated - No Ac
33	11-16-2005	MS	Miscellaneous		10-02-2007	100		12X10 SHED	04-12-2013	VGS			20	Field Review
14304	11-20-1996	NC	New Construct	144,000	05-28-1999	100		28X36 2STRY/PRCH/GAR	02-26-2009	KP		1	09	Total Refusal
13457	10-17-1994	NC	New Construct	117,000	05-28-1996	100		26X36 SING FAM DWELL						

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	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.360	AC 35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.08	16,900
Total Card Land Units					1.28	AC	Parcel Total Land Area					1.28	Total Land Value		486,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1492	
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	25	Vinyl Siding	Parcel Id		C
Exterior Wall 2					B
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			686,615
Interior Floor 2			Net Other Adj		46,001
Heat Fuel	03	Gas	Replace Cost		732,617
Heat Type	04	Forced Air-Duc	Year Built		1996
AC Type	03	Central	Effective Year Built		2005
Bedrooms	4		Depreciation Code		A
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		16
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		84
Gas Fireplaces	0		Cns Sect Rcnd		615,400
Sq Ft Fin Bsmt	465		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1492		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	120	21.00	2006	G	85	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,492	1,492	1,492	203.26	303,265
BSM	Basement	0	1,492	298	40.60	60,572
CAN	Canopy	0	44	4	18.48	813
FOP	Open Porch	0	216	32	30.11	6,504
FUS	Finished Upper Story	1,536	1,536	1,536	203.26	312,209
PTO	Patio	0	312	16	10.42	3,252
Ttl Gross Liv / Lease Area		3,028	5,092	3,378		686,615

