

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
GAUDREAU ZACHARY			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	
GAUDREAU SHANNON			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	310,300	310,300	
110 CONGRESS ST		SUPPLEMENTAL DATA			RES LAND	1010	337,900	337,900		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1778 Total Acres 3.900 Chapter Lan GIS ID F_867878_2846568			Cyclical 3 Exemption 22 W District Res Exem Assoc Pid#		Total		648,200	648,200

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GAUDREAU ZACHARY		56832 107	05-20-2022	Q	I	670,000	00	Year	Code	Assessed	Year	Code	Assessed
KEARNS MARTHA GREGORY		39980 0330	05-31-2011	Q	I	344,500	00	2023	1010	196,400	2022	1010	183,600
LONG KENNETH C		28266 0026	05-21-2004	Q	I	412,500	00		1010	351,400		1010	288,000
		Total						547,800		Total		471,600	
								Total		Total		414,700	

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	310,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	337,900
Special Land Value	0
Total Appraised Parcel Value	648,200
Valuation Method	C
Total Appraised Parcel Value	648,200

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
2017-2	01-04-2017	MN	Maintenance	11,953		100		REPLACE 15 WINDOWS	11-28-2022	SJD	9	1	00	Measure & Listed
2014-246	12-17-2014	MN	Maintenance	2,693		100		REPLACE 2 DOORS & 1 WIND	04-12-2013	VGS			20	Field Review
									01-13-2011	KP			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	WP	Primary	30,000 SF	11.05	1.00000	5	1.00	0050	1.000	ESMNT + WET	1.0000	11.05	331,500
1	1010	Single Family	WP	Undevelop	3.211 AC	2,000.00	1.00000	0	1.00	0050	1.000		1.0000	0.05	6,400
Total Card Land Units					3.90 AC	Parcel Total Land Area					3.90	Total Land Value			337,900

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style	00	Gambrel	Bsmt Area	1092			
Model	01	Residential	Bsmt Type	04			
Grade	04	Above Ave	Unfin Area	0.00	Full		
Stories	1.9						
Occupancy	1						
Exterior Wall 1	14	Wood Shingle					
Exterior Wall 2							
Roof Structure	07	Gambrel					
Roof Cover	03	Asphalt					
Interior Wall 1	05	Drywall					
Interior Wall 2							
Interior Floor 1	12	Hardwood					
Interior Floor 2							
Heat Fuel	02	Oil					
Heat Type	05	Hot Water					
AC Type	01	None					
Bedrooms	3						
Full Baths	1						
Half Baths	1						
Extra Fixtures	1						
Total Rooms	6						
Bath Style	02	Average					
Kitchen Style	02	Average					
Extra Kitchens	0						
Fireplaces	1						
Extra Openings	0						
Gas Fireplaces	0						
Sq Ft Fin Bsmt	384						
FBM Quality	03	Average					
Foundation	06	Poured Conc					
Bsmt Garage	2						
Bsmt Area	1092						

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

COST / MARKET VALUATION	
Net Other Adj	366,852
Replace Cost	25,875
Year Built	392,727
Effective Year Built	1976
Depreciation Code	2000
Remodel Rating	G
Year Remodeled	
Depreciation %	21
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	79
Cns Sect Rcnld	310,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
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	936	936	936	181.70	170,071
BSM	Basement	0	1,092	218	36.27	39,611
DCK	Deck	0	144	14	17.67	2,544
FNS	Finished 90% Story	842	936	842	163.45	152,991
PTO	Patio	0	182	9	8.99	1,635
Ttl Gross Liv / Lease Area		1,778	3,290	2,019		366,852

