

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
POTTS MATTHEW R			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
POTTS LYNSEY H			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	587,500	587,500
35 MALLARDS COVE LN				0 Light		RES LAND	1010	462,600	462,600
SUPPLEMENTAL DATA									
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3428 Total Acres 1.008 Chapter Lan			Cyclical 4 Exemption W District Res Exem				
GIS ID F_865158_2844336		Assoc Pid#					Total 1,050,100 1,050,100		

905
 DUXBURY, MA
VISION

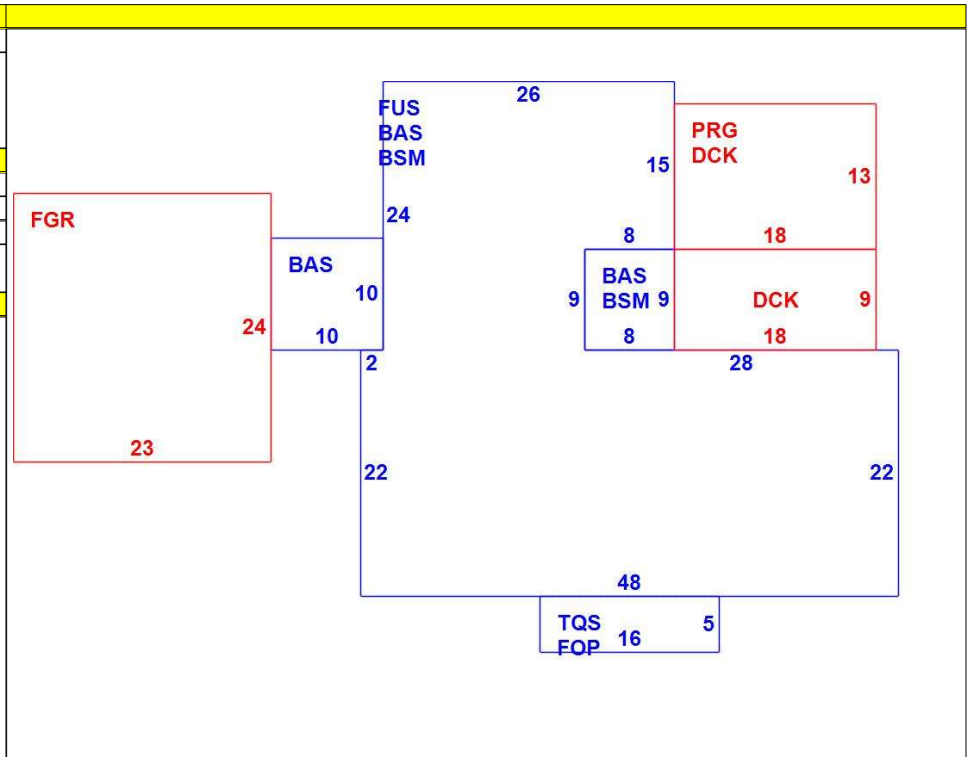
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
POTTS MATTHEW R		50821 0307	02-19-2019	Q	I	620,000	00	Year	Code	Assessed	Year	Code	Assessed
BERNIER JEFF & BERNIER ANNE		40691 0196	12-07-2011	Q	I	515,000	00	2023	1010	451,200	2022	1010	414,400
									1010	496,800		1010	317,100
								Total		948,000	Total		731,500
								Total			Total		674,900

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			
Total			0.00					Appraised Bldg. Value (Card) 587,500				
								Appraised Xf (B) Value (Bldg) 0				
								Appraised Ob (B) Value (Bldg) 0				
								Appraised Land Value (Bldg) 462,600				
								Special Land Value 0				
								Total Appraised Parcel Value 1,050,100				
								Valuation Method C				
								Total Appraised Parcel Value 1,050,100				

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
BPO-23-208	06-06-2023	RM	Remodel	41,250		0		REMOVE & REPLACE 16X25 D	03-17-2021	SJT	5		20	Field Review
BPO-23-101	03-17-2023	RM	Remodel	27,000		100	03-17-2023	REMDEL BATHROOM	04-16-2019	SJD	9		12	Property Est. - No Access
BPO-20-264	10-21-2020	MN	Maintenance	79,000	03-17-2021	100		Remove/replace all windows/doo	04-12-2013	VGS			20	Field Review
QP-20-32	06-15-2020	MN	Maintenance	13,000		100		Strip and re-roof	03-27-2013	AO	6	6	30	Quality Control
404	09-01-2003	MN	Maintenance	30,000		100		REPL SHEET ROCK	02-08-2012	KP		1	00	Measure & Listed
346	08-09-2002	MN	Maintenance	2,500		100		REPAIR PORCH/WALKWAY						

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	PD	Primary	37,461 SF	9.20	1.00000	5	1.00	0060	1.341		1.0000	12.34	462,200
1	1010	Single Family	PD	Undevelop	0.155 AC	2,000.00	1.00000	0	1.00	0060	1.341	POWERLINES	1.0000	0.06	400
Total Card Land Units					1.02 AC	Parcel Total Land Area					1.02	Total Land Value			462,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1680	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			712,169
Interior Floor 2			Net Other Adj		60,840
Heat Fuel	02	Oil	Replace Cost		773,008
Heat Type	05	Hot Water	Year Built		1987
AC Type	03	Central	Effective Year Built		1997
Bedrooms	4		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		24
Total Rooms	8		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	0		Percent Good		76
Gas Fireplaces	0		Cns Sect Rcnld		587,500
Sq Ft Fin Bsmt	1100		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1680		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	1,780	1,780	1,780	174.55	310,701
BSM	Basement	0	1,680	336	34.91	58,649
DCK	Deck	0	396	40	17.63	6,982
FGR	Garage	0	552	221	69.88	38,576
FOP	Open Porch	0	80	12	26.18	2,095
FUS	Finished Upper Story	1,608	1,608	1,608	174.55	280,678
PRG	Pergola	0	234	23	17.16	4,015
TQS	Three Quarter Story	60	80	60	130.91	10,473
Ttl Gross Liv / Lease Area		3,448	6,410	4,080		712,169

