

CURRENT OWNER			TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				
BOLSTER JEFFREY L BOLSTER SALLY A 195 VINE ST  DUXBURY MA 02332			0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed			
			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	310,700	310,700			
						0	Medium		RES LAND	1010	362,900	362,900			
<b>SUPPLEMENTAL DATA</b>											RESIDNTL	1010	65,900	65,900	
Alt Prcl ID			Cyclical		1										
Scnd Home			Exemption		W										
Tax Class			District		Res Exem										
Tot Fin Area			1988												
Total Acres			1.278												
Chapter Lan															
GIS ID			F_861439_2843317		Assoc Pid#										
										Total	739,500	739,500			

**VISION**

905  
DUXBURY, MA

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
BOLSTER JEFFREY L		5372	0116	06-10-1983		U	I	78,050		1		Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
												2023	1010	334,000	2022	1010	226,900	2021	1010	224,600
													1010	377,400		1010	310,800		1010	259,000
													1010	44,100		1010	44,100		1010	44,100
												Total	755,500	Total	581,800	Total	527,700			

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
			Total													<b>APPRAISED VALUE SUMMARY</b>				
			0.00								Appraised Bldg. Value (Card)					310,700				
											Appraised Xf (B) Value (Bldg)					0				
											Appraised Ob (B) Value (Bldg)					65,900				
											Appraised Land Value (Bldg)					362,900				
											Special Land Value					0				
											Total Appraised Parcel Value					739,500				
											Valuation Method					C				
												Total Appraised Parcel Value	739,500							

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
QPO-21-23	09-30-2021	MN	Maintenance	15,000		100	10-18-2021	Replace roof with 30 year archite		11-18-2021	SJT	10		00	Measure & Listed
QP-19-247	10-08-2019	MN		1,783		100	12-10-2019	CHIMNEY REPAIR		04-12-2013	VGS			20	Field Review
9212002	02-02-2001	MN	Maintenance	2,500	09-21-2002	100		INSULATE & FIN ADD		12-28-2010	RWF		1	00	Measure & Listed
9	02-01-2001	AD	Addition	2,500	09-21-2002	100		FRAME ADDITION							
119990576	12-22-1999	NC	New Construct	30,000	09-21-2002	100		20X26 FAMILY RM							
11360	09-12-1989	AD	Addition	13,200	03-26-1990	100		ONE SRY. ADD'N							

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	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.367	AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.81	12,900
					Total Card Land Units	1.29	AC	Parcel Total Land Area				1.29	Total Land Value			362,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	976	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			397,094
Interior Floor 2			Net Other Adj		28,470
Heat Fuel	02	Oil	Replace Cost		425,564
Heat Type	05	Hot Water	Year Built		1983
AC Type	06	Partial	Effective Year Built		1994
Bedrooms	2		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		27
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		73
Gas Fireplaces	0		Cns Sect Rcnld		310,700
Sq Ft Fin Bsmt	456		Dep % Ovr		
FBM Quality	02	Low Quality	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	976		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
FGR2	Garage - 1 St	L	528	63.00	1986	A	70	C	1.00	23,300
SPL2	Ing Pool-Good	L	600	89.00	1980	A	70	C	1.00	37,400
FSP	Screen Porch	L	192	39.00	1987	A	70	C	1.00	5,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,974	1,974	1,974	175.24	345,924	
BSM	Basement	0	976	195	35.01	34,172	
CTH	Cathedral Ceiling	0	520	52	17.52	9,112	
DCK	Deck	0	254	25	17.25	4,381	
FOP	Open Porch	0	132	20	26.55	3,505	
Ttl Gross Liv / Lease Area		1,974	3,856	2,266		397,094	

