

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
MATHIEU DOMINIQUE & NANCY K TT NANCY K MATHIEU REVOCABLE TR 130 UNION BRIDGE RD DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION	
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	838,700	838,700		
				0	Medium			RES LAND	1010	383,600	383,600		
SUPPLEMENTAL DATA													
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3105 Total Acres 1.998 Chapter Lan		Cyclical 4 Exemption W District Res Exem				RESIDNTL	1010	75,500	75,500		
										Total	1,297,800	1,297,800	

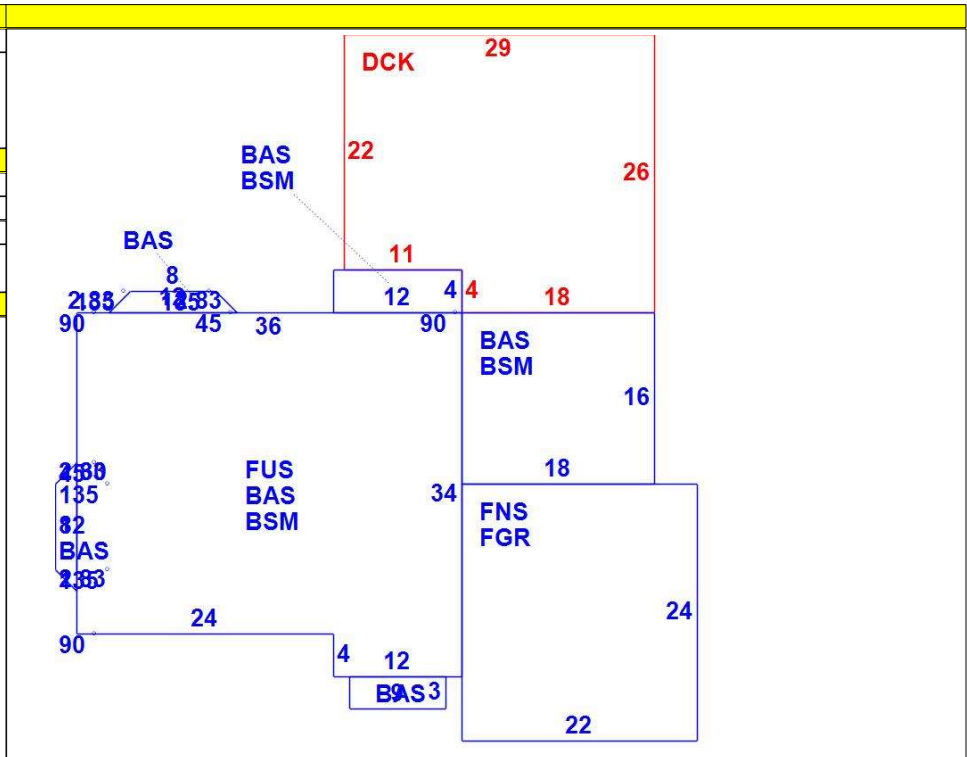
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ROSENBLATT ROBERT	58105	285	07-18-2023	Q	I	1,325,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MATHIEU DOMINIQUE & NANCY K TT	36112	0255	06-25-2008	U	I	100	1F	2023	1010	634,500	2022	1010	572,900	2021	1010	490,000
MATHIEU DOMINIQUE	34255	0127	03-19-2007	Q	I	750,000	00		1010	398,900		1010	328,900		1010	276,600
DRAGO JOHN P	19166	0131	12-13-2000	Q	I	225,000	00		1010	44,400		1010	44,000		1010	44,000
								Total	1,077,800	Total	945,800	Total	810,600			

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	0.00															
ASSESSING NEIGHBORHOOD																		
Nbhd		Nbhd Name		B			Tracing			Batch								
0050																		
NOTES																		
													Appraised Bldg. Value (Card) 838,700					
													Appraised Xf (B) Value (Bldg) 0					
													Appraised Ob (B) Value (Bldg) 75,500					
													Appraised Land Value (Bldg) 383,600					
													Special Land Value 0					
													Total Appraised Parcel Value 1,297,800					
													Valuation Method C					
													Total Appraised Parcel Value 1,297,800					

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
153	05-28-2008	MS	Miscellaneous	15,000	11-24-2008	100		90' TO DK/LOWER DECK		11-22-2021	SJT	10		00	Measure & Listed
188	06-28-2007	MS	Miscellaneous	28,000		100		24X44 GUNITE POOL		07-22-2014	SJD	6		20	Field Review
371	08-03-2004	NC	New Construct	4,100		100		8 FT FENCE		04-12-2013	VGS			20	Field Review
20010047	02-15-2001	NC	New Construct	173,000	11-30-2001	100		SINGLE-FAM DWELLING		11-21-2008	KP		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	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	0.952	AC 35,000.00	1.00000	5	1.00	0050	1.000				1.0000	0.80	33,300
1	1010	Single Family	RC	Undevelop	0.130	AC 2,000.00	1.00000	0	1.00	0050	1.000	POWER LINE ESMNT			1.0000	0.05	300
Total Card Land Units					2.00	AC	Parcel Total Land Area				2.00	Total Land Value				383,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1464	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	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		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			891,764
Interior Floor 2			Net Other Adj		29,925
Heat Fuel	02	Oil	Replace Cost		921,689
Heat Type	05	Hot Water	Year Built		2001
AC Type	03	Central	Effective Year Built		2012
Bedrooms	4		Depreciation Code		E
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		9
Total Rooms	9		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		91
Gas Fireplaces	0		Cns Sect Rcnld		838,700
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1464		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
SPL2	Ing Pool-Good	L	800	89.00	2007	G	85	C	1.00	60,500
CABN	Cabin	L	270	76.00	1950	A	70	C	1.00	14,400
SHD1	Shed	L	84	21.00	2010	P	35	C	1.00	600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,531	1,531	1,531	240.43	368,102
BSM	Basement	0	1,464	293	48.12	70,447
DCK	Deck	0	710	71	24.04	17,071
FGR	Garage	0	528	211	96.08	50,731
FNS	Finished 90% Story	475	528	475	216.30	114,205
FUS	Finished Upper Story	1,128	1,128	1,128	240.43	271,208
Ttl Gross Liv / Lease Area		3,134	5,889	3,709		891,764

