

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
GEROLAMI TIMOTHY A			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
HELLMOLD SARA R			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	369,900	369,900	
21 OLDE PASTURE RD		SUPPLEMENTAL DATA			RES LAND	1010	361,200	361,200		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1696 Total Acres 1.237 Chapter Lan GIS ID F_862488_2839729			Cyclical Exemption W District Res Exem	RESIDNTL	1010	1,400	1,400	
						Total		732,500	732,500	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
GEROLAMI TIMOTHY A		46862 0174	04-29-2016	Q	I	510,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
CLARK JOHN M & SUSAN M		16244 0062	05-29-1998	U	I	1	1F	2023	1010	358,300	2022	1010	295,400	2021	1010	260,000
CLARK SUSAN M		15161 0151	05-09-1997	U	I	100	1		1010	375,600		1010	309,600		1010	258,000
									1010	1,000		1010	1,000		1010	1,000
						Total		734,900	Total		606,000	Total		519,000		

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
			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)	369,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,400
Appraised Land Value (Bldg)	361,200
Special Land Value	0
Total Appraised Parcel Value	732,500
Valuation Method	C
Total Appraised Parcel Value	732,500

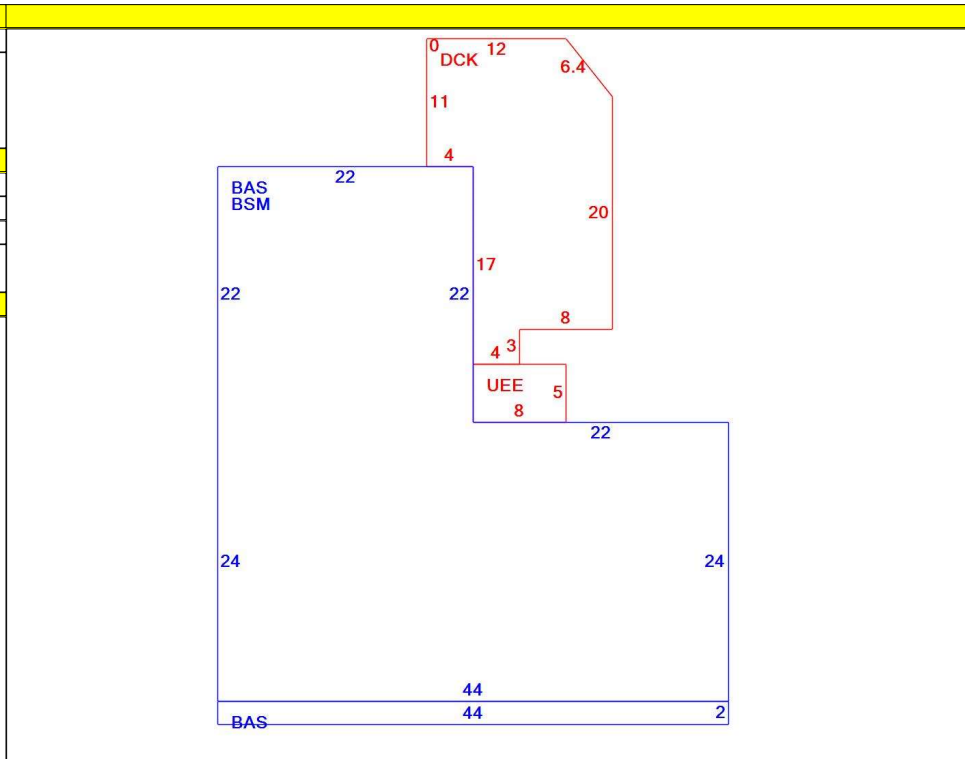
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
2018-32	02-06-2018	MN	Maintenance	6,000	08-20-2018	100		REMOVE & REPLACE EXISTIN		09-10-2018	SJD	6		20	Field Review
2015-46	04-09-2015	MN	Maintenance	4,400	05-19-2016	100		REPLACE 5 WINDOWS		08-20-2018	JLF	5		01	Measure - No Entry
2015-30	04-02-2015	RM	Remodel	15,000	05-19-2016	100		BATHROOM REMODEL		05-19-2016	SJD	9	1	00	Measure & Listed
130	10-25-2007	MS	Miscellaneous	1,840		100		RPL BAY WINDOW		04-12-2013	VGS			20	Field Review
15015	07-07-1998	AD	Addition	30,000	01-01-1999	100		22X22 1 STY/DECK		10-23-2007	BSB			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	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	0.319 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.81	11,200
Total Card Land Units					1.24 AC	Parcel Total Land Area					1.24	Total Land Value			361,200

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style	08	Raised Ranch	Bsmt Area	1540			
Model	01	Residential	Bsmt Type	04			
Grade	05	Ave/Good	Unfin Area	0.00	Full		
Stories	1						
Occupancy	1						
Exterior Wall 1	14	Wood Shingle					
Exterior Wall 2							
Roof Structure	03	Gable					
Roof Cover	03	Asphalt					
Interior Wall 1	05	Drywall					
Interior Wall 2							
Interior Floor 1	12	Hardwood					
Interior Floor 2							
Heat Fuel	04	Electric					
Heat Type	07	Radiant-Elec.					
AC Type	01	None					
Bedrooms	3						
Full Baths	2						
Half Baths	0						
Extra Fixtures	0						
Total Rooms	7						
Bath Style	02	Average					
Kitchen Style	02	Average					
Extra Kitchens	0						
Fireplaces	1						
Extra Openings	0						
Gas Fireplaces	1						
Sq Ft Fin Bsmt	1000						
FBM Quality	03	Average					
Foundation	06	Poured Conc					
Bsmt Garage	2						
Bsmt Area	1540						

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

COST / MARKET VALUATION			
Net Other Adj		402,583	
Replace Cost		54,080	
Year Built		1966	
Effective Year Built		2002	
Depreciation Code		VG	
Remodel Rating			
Year Remodeled			
Depreciation %		19	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		81	
Cns Sect Rcnld		369,900	
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
SHD1	Shed	L	80	21.00	2016	G	85	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,628	1,628	1,628	202.81	330,180	
BSM	Basement	0	1,540	308	40.56	62,466	
DCK	Deck	0	346	35	20.52	7,098	
UEE	Unfin. Enclosed Entry	0	40	14	70.98	2,839	
Ttl Gross Liv / Lease Area		1,628	3,554	1,985		402,583	

