

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>		
BERTONI ARTHUR J & EILEEN R TT BERTONI FAMILY TRUST 172 BIANCA RD  DUXBURY MA 02332		0	Water	0	Subdivision	0	Average	Description	Code		Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		457,300	457,300
		SUPPLEMENTAL DATA		0	Medium	0	Average	RES LAND	1010		350,700	350,700
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2797 Total Acres .92 Chapter Lan GIS ID F_863852_2842246		Cyclical Exemption W District Res Exem		4			RESIDNTL	1010	1,400	1,400		
								Total		809,400	809,400	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BERTONI ARTHUR J & EILEEN R TT		45977 0063	08-28-2015	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BERTONI ARTHUR J &		17501 0173	05-27-1999	Q	I	270,000	00	2023	1010	345,100	2022	1010	314,700	2021	1010	283,100
									1010	504,700		1010	320,700		1010	309,300
									1010	900		1010	900		1010	900
								Total		850,700	Total		636,300	Total		593,300

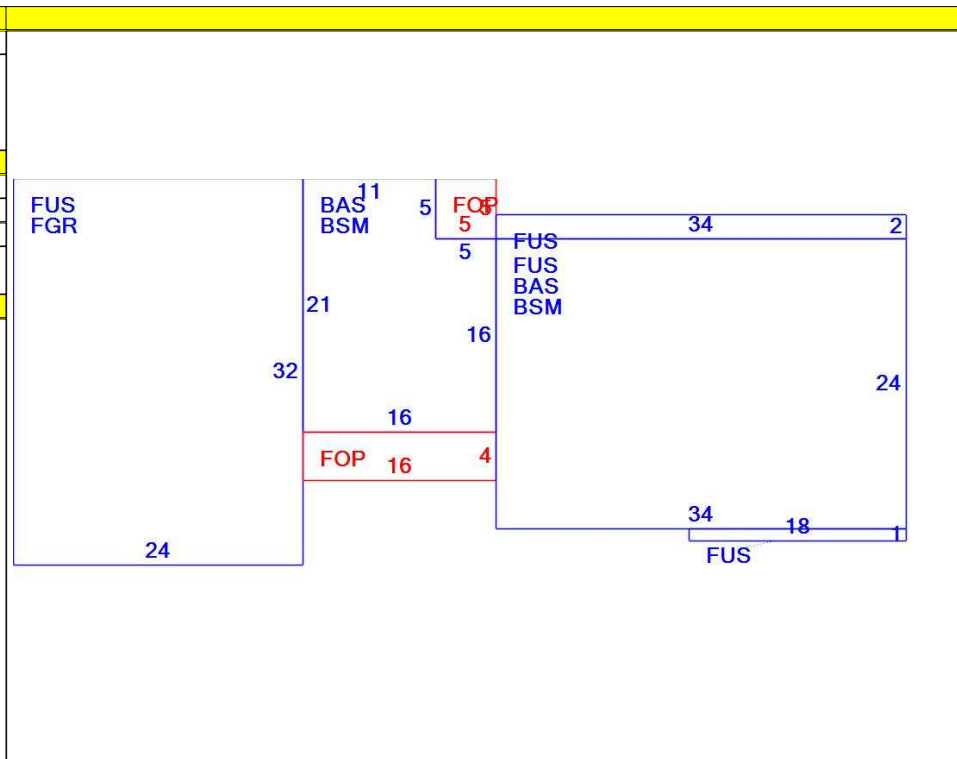
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor							
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int					
Total			0.00											

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch					
0050									
NOTES				Appraised Bldg. Value (Card) 457,300					
				Appraised Xf (B) Value (Bldg) 0					
				Appraised Ob (B) Value (Bldg) 1,400					
				Appraised Land Value (Bldg) 350,700					
				Special Land Value 0					
				Total Appraised Parcel Value 809,400					
				Valuation Method C					
				Total Appraised Parcel Value 809,400					

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
422	10-17-2001	AD	Addition	40,000	07-12-2003	100		24X27 GARAGE & ADD	09-12-2018	SJD			20	Field Review
									04-12-2013	VGS			20	Field Review
									10-11-2007	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	40,075 SF	8.75	1.00000	5	1.00	0050	1.000			1.0000	8.75	350,700
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			350,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1127	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			B
Exterior Wall 2					S
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			587,086
Interior Floor 2			Net Other Adj		14,690
Heat Fuel	03	Gas	Replace Cost		601,776
Heat Type	04	Forced Air-Duc	Year Built		1972
AC Type	01	None	Effective Year Built		1997
Bedrooms	4		Depreciation Code		G
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		24
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		76
Gas Fireplaces	0		Cns Sect Rcnld		457,300
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	1127		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	96	21.00	1985	A	70	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	1,127	1,127	1,127	175.67	197,979
BSM	Basement	0	1,127	225	35.07	39,526
FGR	Garage	0	768	307	70.22	53,930
FOP	Open Porch	0	89	13	25.66	2,284
FUS	Finished Upper Story	1,670	1,670	1,670	175.67	293,367
Ttl Gross Liv / Lease Area		2,797	4,781	3,342		587,086



172 BIANCA RD

