

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
BERUBE MICHAEL L			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
BERUBE SHANNON M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	589,800	589,800
31 GARDNER RD		SUPPLEMENTAL DATA			RESIDNTL	1010	469,900	469,900	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2560 Total Acres .928 Chapter Lan GIS ID F_865770_2838355			Cyclical 4 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	26,600	26,600
						Total		1,086,300	1,086,300

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BERUBE MICHAEL L & SHANNON M TT		58065 288	07-03-2023	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
BERUBE MICHAEL L		46291 0105	11-19-2015	Q	I	688,000	00	2023	1010	446,500	2022	1010	407,700
DICKSON MICHAEL & DICKSON KELLY		43430 0112	07-31-2013	Q	I	676,000	00		1010	504,300		1010	320,400
HALLORAN MICHAEL R & CAROL S		7852 0002	07-10-1987	Q	I	410,000	00		1010	14,700		1010	14,700
						Total		965,500	Total	742,800	Total	697,500	

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
		Total	0.00					

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	589,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	26,600
Appraised Land Value (Bldg)	469,900
Special Land Value	0
Total Appraised Parcel Value	1,086,300
Valuation Method	C
Total Appraised Parcel Value	1,086,300

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

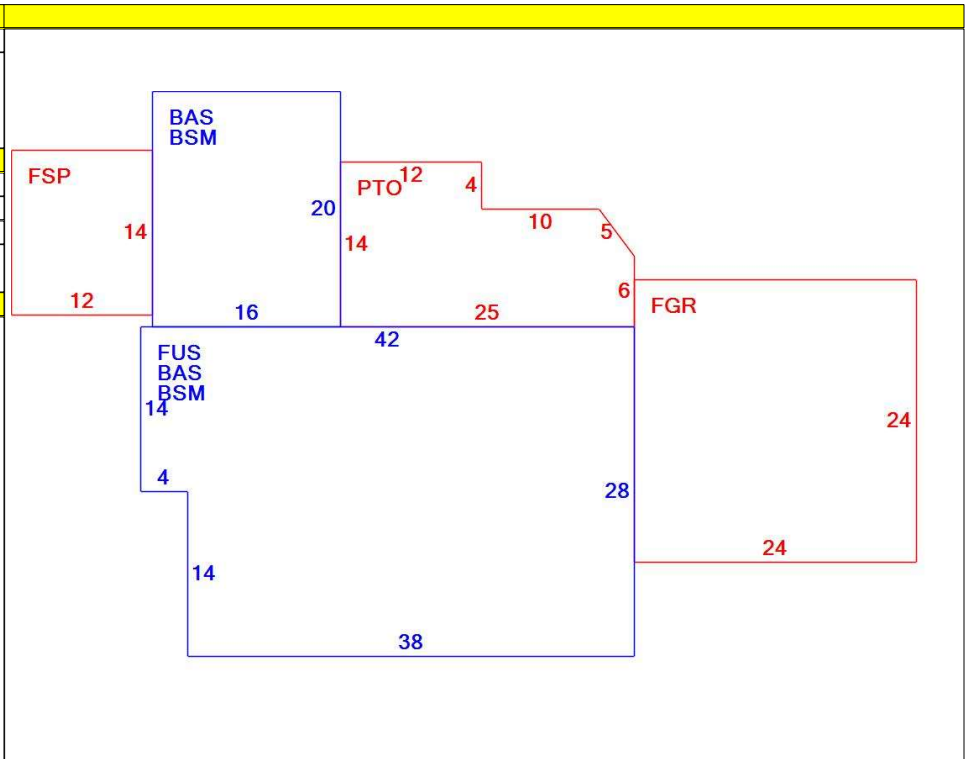
NOTES									

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-23-11 11258	05-03-2023 06-07-1989	MN AD	Maintenance Addition	8,612 13,000		100 100	05-03-2023	REPLACE 1 PATIO DOOR		10-09-2013 04-12-2013 08-14-2007	JLF VGS BSB	9	1 1	00 20 00	Measure & Listed Field Review 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	0060	1.341			11.74	469,400	
1	1010	Single Family	RC	Residual	0.010	AC 35,000.00	1.00000	5	1.00	0060	1.341			1.15	500	
Total Card Land Units					0.93	AC	Parcel Total Land Area					0.93	Total Land Value			469,900

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1440	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			694,444
Interior Floor 2			Net Other Adj		24,800
Heat Fuel	02	Oil	Replace Cost		719,244
Heat Type	05	Hot Water	Year Built		1987
AC Type	01	None	Effective Year Built		2003
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		18
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		82
Gas Fireplaces	0		Cns Sect Rcnd		589,800
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	1440		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
SPL1	Ing Pool - Ave	L	578	64.00	1989	A	70	C	1.00	25,900
SHD1	Shed	L	48	21.00	1980	A	70	C	1.00	700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,440	1,440	1,440	222.08	319,795
BSM	Basement	0	1,440	288	44.42	63,959
FGR	Garage	0	576	230	88.68	51,078
FSP	Screened Porch	0	168	34	44.94	7,551
FUS	Finished Upper Story	1,120	1,120	1,120	222.08	248,730
PTO	Patio	0	292	15	11.41	3,331
Ttl Gross Liv / Lease Area		2,560	5,036	3,127		694,444

