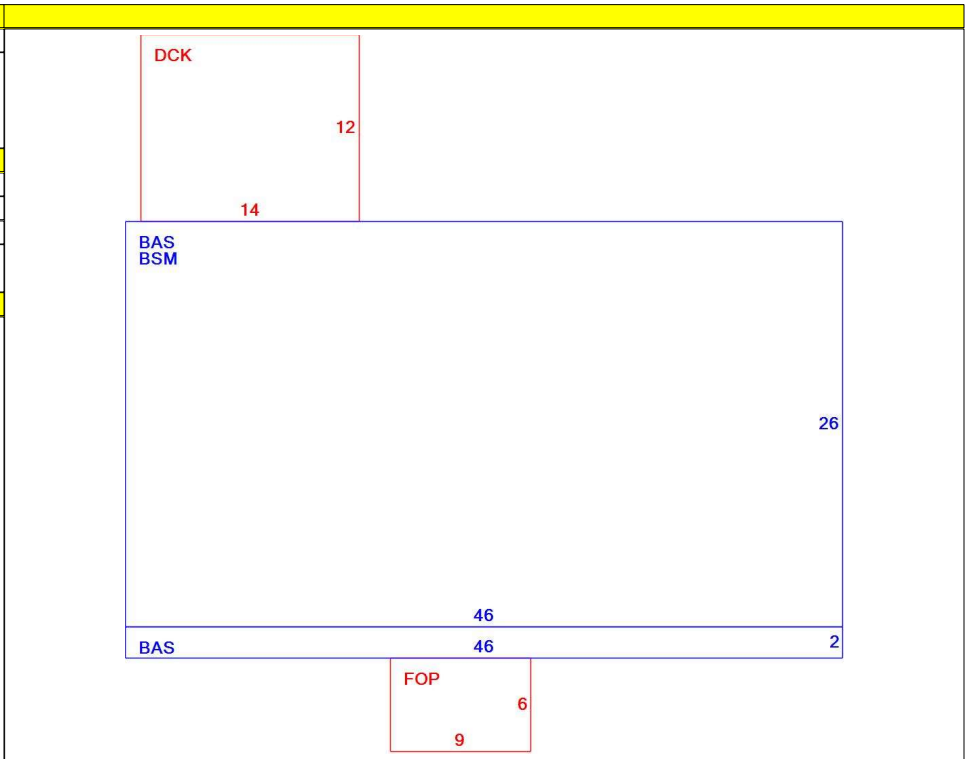


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA					
BEDNARZ MICHAEL J C/O NEIBERT EDWARD 520 ELM ST		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed								
DUXBURY MA 02332		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	220,000	220,000								
					0	Heavy		RES LAND	1010	327,700	327,700								
		SUPPLEMENTAL DATA						RESIDNTL	1010	5,100	5,100								
		Alt Prcl ID		Cyclical		4													
		Scnd Home		Exemption															
		Tax Class T		W															
		Tot Fin Area 1342		District															
		Total Acres .64		Res Exem															
		Chapter Lan																	
		GIS ID F_864896_2836023		Assoc Pid#															
								Total		552,800	552,800								
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
BEDNARZ MICHAEL J		33063	0081	07-21-2006		Q	I	365,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SGROI ROBERT		21556	0153	02-15-2002		Q	I	345,000		00	2023	1010	213,200	2022	1010	176,800	2021	1010	156,400
DAVIS CHARLE BARNES		14316	0332	04-26-1996		Q	I	178,000		00		1010	471,600		1010	300,500		1010	284,300
HENRY MARTIN & DELIA		11503	0278	12-15-1992		Q	I	150,000		00		1010	3,400		1010	3,400		1010	3,400
VICARIO VINCENT L		5467	0068	09-28-1983		Q	I	77,000		00	Total		688,200	Total		480,700	Total		444,100
		Total																	
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				APPRAISED VALUE SUMMARY							
0050												Appraised Bldg. Value (Card) 220,000							
												Appraised Xf (B) Value (Bldg) 0							
												Appraised Ob (B) Value (Bldg) 5,100							
												Appraised Land Value (Bldg) 327,700							
												Special Land Value 0							
												Total Appraised Parcel Value 552,800							
												Valuation Method C							
												Total Appraised Parcel Value 552,800							
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				
BPO-21-459	10-15-2021	MN	Maintenance	2,279		100	11-15-2021	Install liner for existing pellet stov		04-12-2013	VGS			20	Field Review				
2014-19	10-27-2014	BP	Bldg Permit	3,800		100		12' X 14' SHED		03-29-2013	AO	6	6	30	Quality Control				
82	06-04-2009	MN	Maintenance	34,375		100		VSIDING,DRS,ENTRANCE		12-05-2007	BSB		1	00	Measure & Listed				
25	04-23-2008	MN	Maintenance	10,520		100		RPL 24 WINDOWS											
4	01-30-2008	MS	Miscellaneous	0		100		VERMONT C WOODSTOVE											
12646	12-21-1992	RM	Remodel	2,400	01-01-1993	100		BED RM BATH & PARTIT											
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	27,878	SF	11.75	1.00000	5	1.00	0050	1.000			1.0000	11.75	327,700		
Total Card Land Units					0.64	AC	Parcel Total Land Area					0.64	Total Land Value			327,700			

VISION

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	1196	
Model	01	Residential	Bsmt Type	03	
Grade	03	Average	Unfin Area	0.00	Partial
Stories	1		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			248,335
Interior Floor 2			Net Other Adj		41,100
Heat Fuel	02	Oil	Replace Cost		289,436
Heat Type	05	Hot Water	Year Built		1969
AC Type	01	None	Effective Year Built		1997
Bedrooms	3		Depreciation Code		G
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		24
Total Rooms	5		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	1		Percent Good		76
Gas Fireplaces	0		Cns Sect Rcnld		220,000
Sq Ft Fin Bsmt	936		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1196		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	120	21.00	2005	G	85	C	1.00	2,100
SHD1	Shed	L	168	21.00	2014	G	85	C	1.00	3,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,288	1,288	1,288	160.01	206,093
BSM	Basement	0	1,196	239	31.98	38,242
DCK	Deck	0	168	17	16.19	2,720
FOP	Open Porch	0	54	8	23.71	1,280
Ttl Gross Liv / Lease Area		1,288	2,706	1,552		248,335



520 ELM ST

