

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
BEARCE MICHAEL			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
125 SOUTH ST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	421,500	421,500
DUXBURY MA 02332		SUPPLEMENTAL DATA			RES LAND	1010	350,700	350,700	
		Alt Prcl ID			RESIDNTL	1010	53,800	53,800	
		Scnd Home			Cyclical 2				
		Tax Class T			Exemption W				
		Tot Fin Area 1344			District				
		Total Acres .92			Res Exem				
		Chapter Lan			Assoc Pid#				
		GIS ID F_864540_2834359			Total 826,000 826,000				

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BEARCE MICHAEL		43528 0130	08-23-2013	Q	I	340,000	00	Year	Code	Assessed	Year	Code	Assessed
MARIANO PETER & JANICE		17099 0020	01-29-1999	U	I	1	1F	2023	1010	330,700	2022	1010	160,600
									1010	364,700		1010	300,600
									1010	600		1010	600
								Total		696,000	Total		461,800
											Total		407,600

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	421,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	53,800
Appraised Land Value (Bldg)	350,700
Special Land Value	0
Total Appraised Parcel Value	826,000
Valuation Method	C
Total Appraised Parcel Value	826,000

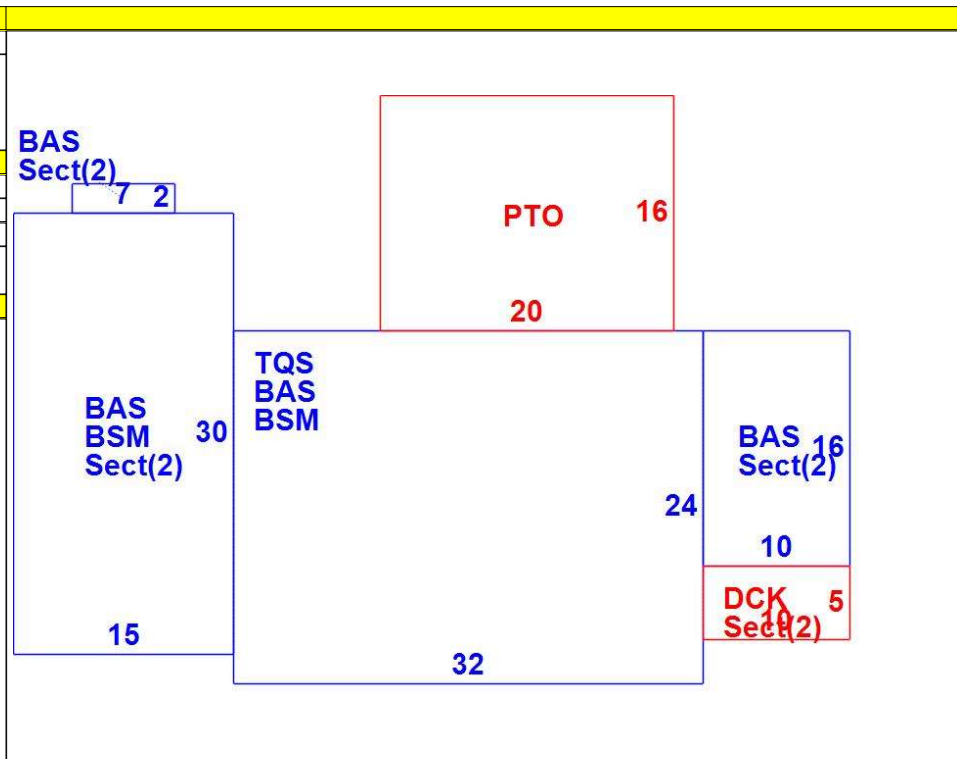
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
BPO-22-276	08-02-2022	NC	New Construct	40,000	03-13-2023	100		18X36 LINER POOL	03-13-2023	SJT	5		07	Measure - Info @ Door
BPO-21-217	06-10-2021	AD	Addition	160,500	08-02-2021	100		Construct a new 15'x30' one stor	11-05-2021	SJT	10		05	Measure - Under Construct
146	04-15-2004	MN	Maintenance	6,000	11-13-2013	100		REPAIR DAMAGE	08-02-2021	SJT	5		05	Measure - Under Construct
14746	11-28-1997	MN	Maintenance	1,900		100		STRIP & REROOF	11-13-2013	JLF	9	1	00	Measure & Listed
									04-12-2013	VGS			20	Field Review
									10-23-2007	BSB		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	40,075 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	04	Cape Cod	Bsmt Area	768	
Model	01	Residential	Bsmt Type	03	
Grade	04	Above Ave	Unfin Area	0.00	Partial
Stories	1.75				
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	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	01	None			
Bedrooms	3				
Full Baths	1				
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	0				
Sq Ft Fin Bsmt	240				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	768				

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	64	21.00	1985	A	70	C	1.00	900
SPL1	Ing Pool - Ave	L	648	64.00	2022	G	85	B	1.50	52,900

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	768	768	768	190.61	146,390	
BSM	Basement	0	768	154	38.22	29,354	
PTO	Patio	0	320	16	9.53	3,050	
TQS	Three Quarter Story	576	768	576	142.96	109,793	
Ttl Gross Liv / Lease Area		1,344	2,624	1,514		288,587	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
BEARCE MICHAEL 125 SOUTH ST DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code		Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		421,500	421,500
				0	Medium			RES LAND	1010		350,700	350,700
SUPPLEMENTAL DATA						RESIDNTL	1010	53,800	53,800			
Alt Prcl ID		Cyclical		2								
Scnd Home		Exemption										
Tax Class T		W										
Tot Fin Area 1344		District										
Total Acres .92		Res Exem										
Chapter Lan												
GIS ID F_864540_2834359		Assoc Pid#										
						Total		826,000	826,000			

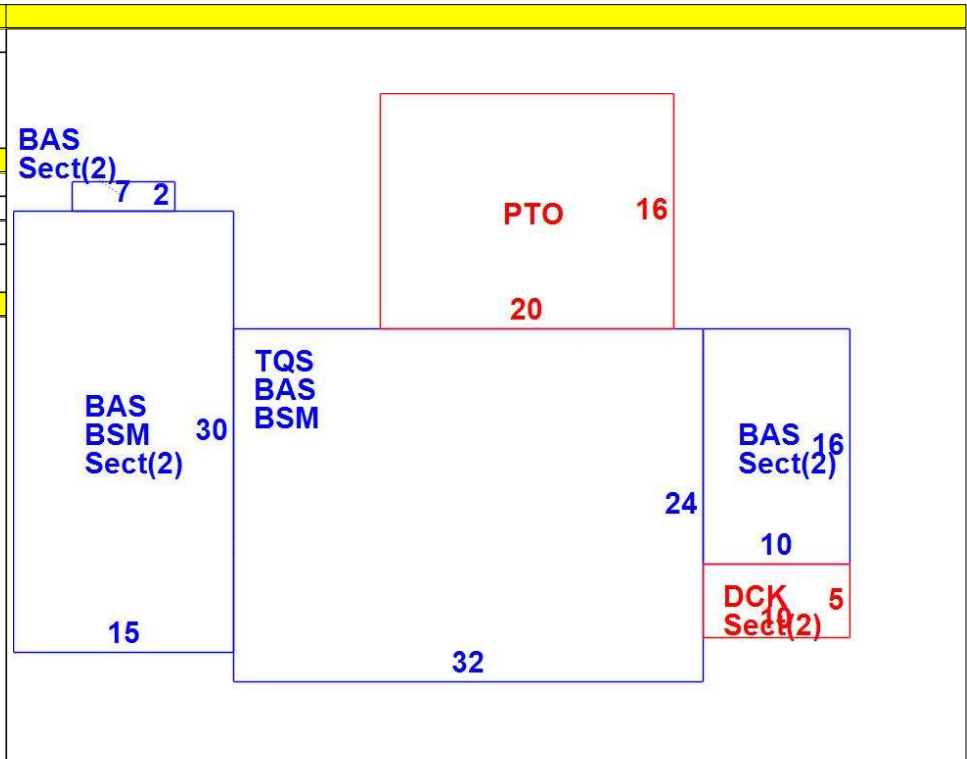
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
BEARCE MICHAEL		43528	0130	08-23-2013	Q	I	340,000	00	Year	Code	Assessed	Year	Code	Assessed			
MARIANO PETER & JANICE		17099	0020	01-29-1999	U	I	1	1F	2023	1010	330,700	2022	1010	160,600			
										1010	364,700		1010	300,600			
										1010	600		1010	600			
									Total		696,000	Total		461,800	Total		407,600

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										APPRAISED VALUE SUMMARY								
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)					421,500			
0050										Appraised Xf (B) Value (Bldg)					0			
										Appraised Ob (B) Value (Bldg)					53,800			
										Appraised Land Value (Bldg)					350,700			
										Special Land Value					0			
										Total Appraised Parcel Value					826,000			
										Valuation Method					C			
										Total Appraised Parcel Value					826,000			

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
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146	04-15-2004	MN	Maintenance	6,000	11-13-2013	100		REPAIR DAMAGE		08-02-2021	SJT	5		05	Measure - Under Construct
14746	11-28-1997	MN	Maintenance	1,900		100		STRIP & REROOF		11-13-2013	JLF	9	1	00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										10-23-2007	BSB		1	00	Measure & Listed

LAND LINE VALUATION SECTION																
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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	04	Cape Cod	Bsmt Area	450	
Model	01	Residential	Bsmt Type	04	
Grade	04	Above Ave	Unfin Area	0.00	Full
Stories	1.00				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
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	Net Other Adj		137,050
Interior Floor 2			Replace Cost		8,625
Heat Fuel	03	Gas	Year Built		450,362
Heat Type	04	Forced Air-Duc	Effective Year Built		2021
AC Type	01	None	Depreciation Code		2020
Bedrooms	1		Remodel Rating		A
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		1
Extra Fixtures	0		Functional Obsol		
Total Rooms	2		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style			Condition		
Extra Kitchens	0		Condition %		
Fireplaces	0		Percent Good		99
Extra Openings	0		Cns Sect Rcnd		144,200
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	450		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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	624	624	624	190.61	118,942
BSM	Basement	0	450	90	38.12	17,155
DCK	Deck	0	50	5	19.06	953
Ttl Gross Liv / Lease Area		624	1,124	719		137,050

