

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
BERTONI ALDO & JOAN TT		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA	
BERTONI FAMILY TRUST		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	475,200	475,200		
86 ENTERPRISE ST				0	Medium			RES LAND	1010	350,700	350,700		
SUPPLEMENTAL DATA												VISION	
Alt Prcl ID				Cyclical		5		RESIDNTL	1010	60,100	60,100		
Scnd Home				Exemption		22							
Tax Class T				District		W							
DUXBURY MA 02332		Total Acres .92		Res Exem									
GIS ID F_875284_2848466		Assoc Pid#											
									Total		886,000	886,000	

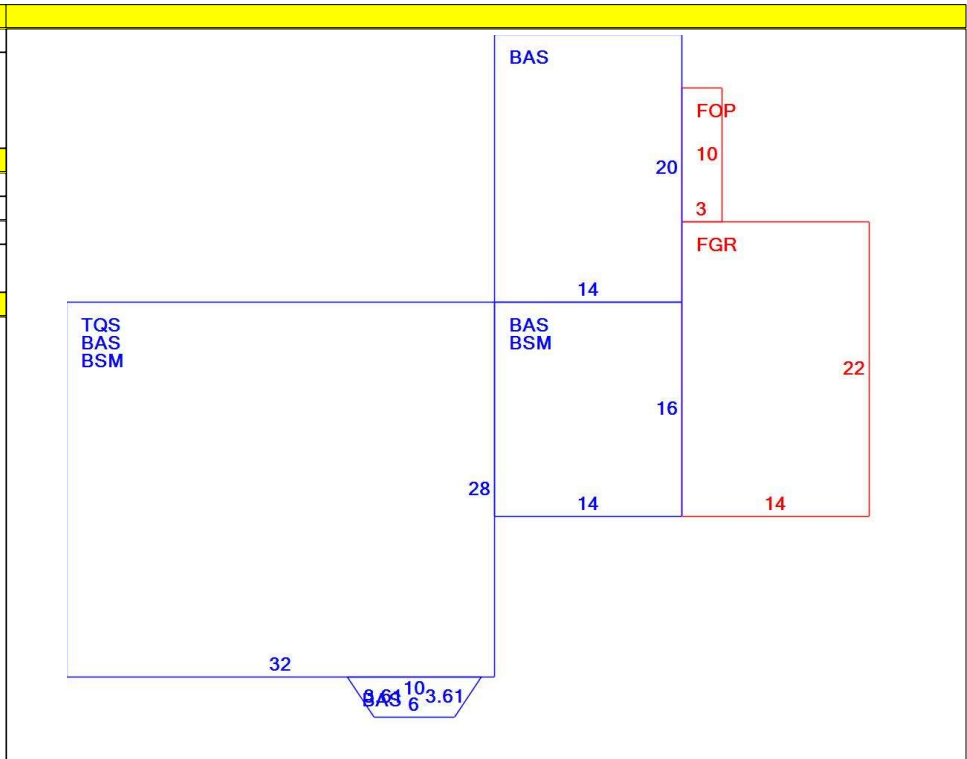
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
BERTONI ALDO & JOAN TT		50776 0288	02-01-2019	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
BERTONI ALDO E		7469 0230	02-05-1987	U	I	100	1	2023	1010	357,900	2022	1010	300,600	2021	1010	267,900	
									1010	364,700		1010	300,600		1010	250,500	
									1010	37,700		1010	37,700		1010	37,700	
									Total		760,300	Total		638,900	Total		556,100

EXEMPTIONS				OTHER ASSESSMENTS				PREVIOUS ASSESSMENTS (HISTORY)										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor									
2024	22	22 VETERAN	400.00						APPRAISED VALUE SUMMARY									
			Total									Appraised Bldg. Value (Card)		475,200				
											Appraised Xf (B) Value (Bldg)		0					
											Appraised Ob (B) Value (Bldg)		60,100					
											Appraised Land Value (Bldg)		350,700					
											Special Land Value		0					
											Total Appraised Parcel Value		886,000					
											Valuation Method		C					
													Total Appraised Parcel Value		886,000			

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
										11-19-2020	SJT	10		20	Field Review
										04-12-2013	VGS			20	Field Review
										10-25-2007	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	1120	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	1.75				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		561,652
Interior Floor 2			Replace Cost		39,875
Heat Fuel	02	Oil	Year Built		601,528
Heat Type	05	Hot Water	Effective Year Built		1976
AC Type	01	None	Depreciation Code		2000
Bedrooms	3		Remodel Rating		G
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		21
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	0		Percent Good		79
Extra Openings	0		Cns Sect Rcnld		475,200
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	800		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	1120		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
SPL2	Ing Pool-Good	L	800	89.00	1983	A	70	C	1.00	49,800
PTO	Patio	L	800	15.00	1980	A	70	C	1.00	8,400
SHD1	Shed	L	128	21.00	1983	A	70	C	1.00	1,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,424	1,424	1,424	229.43	326,713
BSM	Basement	0	1,120	224	45.89	51,393
FGR	Garage	0	308	123	91.62	28,220
FOP	Open Porch	0	30	5	38.24	1,147
TQS	Three Quarter Story	672	896	672	172.08	154,179
Ttl Gross Liv / Lease Area		2,096	3,778	2,448		561,652

