

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
BONNEAU RANDY B			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
BONNEAU KATHRYN E			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	557,400	557,400
6 WINDY HILL LN		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	420,000	420,000
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2600 Total Acres .5 Chapter Lan			Cyclical 5 Exemption W District Res Exem	RESIDNTL	1010	68,400	68,400
GIS ID F_874299_2847103		Assoc Pid#			Total		1,045,800	1,045,800	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
BONNEAU RANDY B		44936	0090	11-12-2014	Q	I	611,000	00	Year	Code	Assessed	Year	Code	Assessed
DILORETO DAVID M & DILORETO KERR		39600	0027	01-28-2011	Q	I	545,000	00	2023	1010	426,300	2022	1010	390,800
										1010	450,300		1010	290,700
										1010	42,200		1010	42,200
		Total		918,800		Total		723,700		Total		661,000		

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			557,400
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			68,400
Appraised Land Value (Bldg)			420,000
Special Land Value			0
Total Appraised Parcel Value			1,045,800
Valuation Method			C
Total Appraised Parcel Value			1,045,800

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-23-2	01-19-2023	RM	Remodel	72,415		100	04-05-2023	REMDL KITCHEN & RENO BAT	06-05-2019	SJT	5		01	Measure - No Entry
QPO-22-21	09-15-2022	MN	Maintenance	5,228		100		Chimney Repair	06-10-2015	SJD	9		01	Measure - No Entry
2018-447	12-10-2018	BP	Bldg Permit	41,800	06-05-2019	100		INSTALL IN-GRD 16' X 32' VINYL	04-12-2013	VGS			20	Field Review
2015-214	09-14-2015	MN	Maintenance	3,845		100		REPLACE 2 DOORS	02-15-2011	KP		1	00	Measure & Listed
184	11-16-2010	MN	Maintenance	12,800		100		STRIP & REROOF						

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	R1	Primary	21,780	SF	14.38	1.00000	5	1.00	0060	1.341		1.0000	19.28	420,000
Total Card Land Units					0.50	AC	Parcel Total Land Area					0.50	Total Land Value			420,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1544	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil	Net Other Adj		635,563
Heat Type	05	Hot Water	Replace Cost		44,225
AC Type	06	Partial	Year Built		679,789
Bedrooms	4		Effective Year Built		1985
Full Baths	2		Depreciation Code		2003
Half Baths	1		Remodel Rating		G
Extra Fixtures	1		Year Remodeled		
Total Rooms	8		Depreciation %		18
Bath Style	03	Modern	Functional Obsol		
Kitchen Style	03	Modern	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		82
Sq Ft Fin Bsmt	504		Cns Sect Rcnld		557,400
FBM Quality	03	Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	2		Misc Imp Ovr		
Bsmt Area	1544		Misc Imp Ovr Comment		
			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
SPL2	Ing Pool-Good	L	512	89.00	2019	E	100	B	1.50	68,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,460	1,460	1,460	209.76	306,245
BSM	Basement	0	1,544	309	41.98	64,815
CTH	Cathedral Ceiling	0	396	40	21.19	8,390
FUS	Finished Upper Story	1,140	1,140	1,140	209.76	239,123
PTO	Patio	0	815	41	10.55	8,600
TDK	Trex Deck	0	398	40	21.08	8,390
Ttl Gross Liv / Lease Area		2,600	5,753	3,030		635,563

