

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
BRUEN PATRICK			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
BRUEN COURTNEY			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	554,500	554,500
35 BOWSPRIT LN		SUPPLEMENTAL DATA				RES LAND	1010	536,100	536,100
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2152 Total Acres 1.108 Chapter Lan GIS ID F_875459_2842379		Cyclical 5 Exemption W District Res Exem Assoc Pid#					
						Total		1,090,600	1,090,600

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BRUEN PATRICK		50165 0005	08-14-2018	Q	I	730,000	00	Year	Code	Assessed	Year	Code	Assessed
JANUS PROPERTY PARTNERS LLC		49347 0054	12-27-2017	U	I	492,000	1S	2023	1010	425,600	2022	1010	390,800
BERRY SCOTT M		37489 0298	07-14-2009	Q	I	500,000	00		1010	637,600	2021	1010	491,600
						Total		1,063,200	Total		882,400	Total	763,600

EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
		Total	0.00					Appraised Bldg. Value (Card) 554,500				
						Appraised Xf (B) Value (Bldg) 0						
						Appraised Ob (B) Value (Bldg) 0						
						Appraised Land Value (Bldg) 536,100						
						Special Land Value 0						
						Total Appraised Parcel Value 1,090,600						
						Valuation Method C						
						Total Appraised Parcel Value 1,090,600						

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-21-30	11-23-2021	MN	Maintenance	16,778		100	11-23-2021	PARTIAL ROOF	05-25-2018	SJD	9	1	00	Measure & Listed
2018-205	05-31-2018	MN	Maintenance	10,000		100		REPAIR ROOF FRAMING & SID	04-12-2013	VGS			20	Field Review
2018-27	01-31-2018	MS	Miscellaneous	2,000	05-25-2018	100	06-30-2018	REMOVE 7' OF EXISTING WAL	07-15-2010	KP			01	Measure - No Entry
2018-6	01-10-2018	RM	Remodel	20,000	05-25-2018	100	06-30-2018	FINISH 420' OF BASEMENT AR						
2017-257	12-29-2017	MN	Maintenance	8,700		100		ROOF						

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	0080	1.503		1.0002	13.15	526,100	
1	1010	Single Family	RC	Residual	0.190 AC	35,000.00	1.00000	5	1.00	0080	1.503		1.0000	1.21	10,000	
Total Card Land Units					1.11 AC	Parcel Total Land Area					1.11	Total Land Value				536,100

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1234	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
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			556,337
Interior Floor 2			Net Other Adj		46,328
Heat Fuel	03	Gas	Replace Cost		602,664
Heat Type	05	Hot Water	Year Built		1977
AC Type	03	Central	Effective Year Built		2013
Bedrooms	4		Depreciation Code		R
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		8
Total Rooms	8		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		92
Gas Fireplaces	0		Cns Sect Rcnld		554,500
Sq Ft Fin Bsmt	530		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1234		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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,234	1,234	1,234	229.80	283,568
BSM	Basement	0	1,234	247	46.00	56,760
DCK	Deck	0	220	22	22.98	5,056
FUS	Finished Upper Story	918	918	918	229.80	210,953
Ttl Gross Liv / Lease Area		2,152	3,606	2,421		556,337

