

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
BERALL STEPHEN E		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
BERALL FAMILY NOMINEE TRUST		0	Septic	0	Paved	0	Average	RESIDNTL	1010	417,100	417,100	
254 ELM ST					0	Medium	RES LAND	1010	490,600	490,600		
DUXBURY MA 02332								RESIDNTL	1010	14,600	14,600	
SUPPLEMENTAL DATA												VISION
Alt Prcl ID				Cyclical				6				
Scnd Home				Exemption				W				
Tax Class				District				Res Exem				
Total Acres				Chapter Lan								
GIS ID				F_868369_2834256				Assoc Pid#				
									Total	922,300	922,300	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BERALL STEPHEN E		43776 0126	10-31-2013	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
ERDWEIN ELLEN J		4353 0271	10-28-1977	U	I	38,500	1	2023	1010	323,800	2022	1010	269,400	2021	1010	273,000
									1010	479,300		1010	404,400		1010	311,600
									1010	11,200		1010	11,200		1010	11,200
									Total	814,300	Total	685,000	Total	595,800		

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								
0070												
NOTES												
						Appraised Bldg. Value (Card)						417,100
						Appraised Xf (B) Value (Bldg)						0
						Appraised Ob (B) Value (Bldg)						14,600
						Appraised Land Value (Bldg)						490,600
						Special Land Value						0
						Total Appraised Parcel Value						922,300
						Valuation Method						C
						Total Appraised Parcel Value						922,300

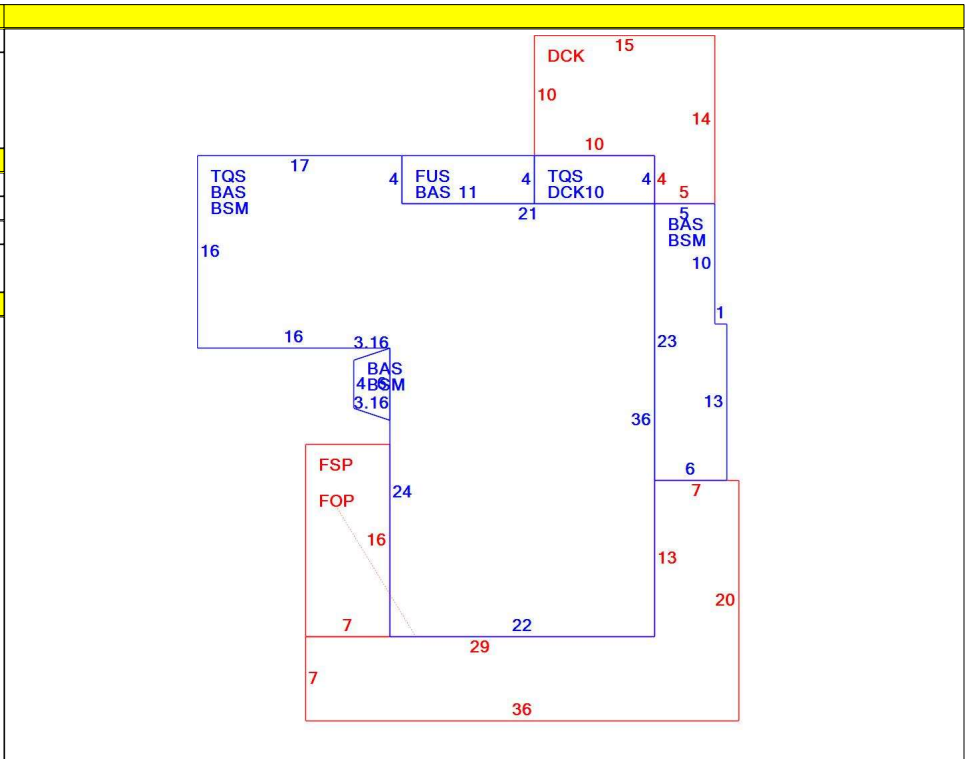
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
2015-210	07-13-2015	MS	Miscellaneous	19,483		100		INSTALL A ROOFTOP MOUNTE		11-03-2020	SJT	10		20	Field Review
291	06-24-2005	MS	Miscellaneous			100		WOODSTOVE		04-12-2013	VGS			20	Field Review
12811	06-04-1993	AD	Addition	30,000	09-26-1995	100		2STY15X16, RBLD WALL		02-14-2008	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	40,000	SF	8.75	1.00000	5	1.00	0070	1.389		1.0000	12.16	486,200
1	1010	Single Family	RC	Residual	0.090	AC	35,000.00	1.00000	5	1.00	0070	1.389		1.0000	1.12	4,400
Total Card Land Units					1.01	AC	Parcel Total Land Area					1.01	Total Land Value			490,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	1195	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	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	02	Oil			
Heat Type	04	Forced Air-Duc			
AC Type	01	None			
Bedrooms	4				
Full Baths	3				
Half Baths	2				
Extra Fixtures	0				
Total Rooms	9				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	260				
FBM Quality	02	Low Quality			
Foundation	03	Stone			
Bsmt Garage	0				
Bsmt Area	1195				

CONDO DATA			
Parcel Id		C	Owne
			B S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Net Other Adj	547,654
Replace Cost	39,875
Year Built	587,530
Effective Year Built	1900
Depreciation Code	1992
Remodel Rating	G
Year Remodeled	
Depreciation %	29
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	71
Cns Sect Rcnd	417,100
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
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
FGR1	Garage - 1 Sto	L	400	52.00	1980	A	70	C	1.00	14,600
SLR	Solar Panels	L	17	1050.00	2015	G	85	C	1.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,239	1,239	1,239	224.91	278,663
BSM	Basement	0	1,195	239	44.98	53,753
DCK	Deck	0	210	21	22.49	4,723
FOP	Open Porch	0	343	51	33.44	11,470
FSP	Screened Porch	0	112	22	44.18	4,948
FUS	Finished Upper Story	44	44	44	224.91	9,896
TQS	Three Quarter Story	819	1,092	819	168.68	184,201
Ttl Gross Liv / Lease Area		2,102	4,235	2,435		547,654

