

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
BROUSSEAU GREGORY F BROUSSEAU GRETCHEN 14 STARBOARD WAY DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	326,700	326,700
		SUPPLEMENTAL DATA		0	Medium			RES LAND	1010	485,400	485,400
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1815 Total Acres 1.258 Chapter Lan GIS ID F_868861_2833725		Cyclical 6 Exemption 22E W District Res Exem Assoc Pid#				RESIDNTL	1010	25,300	25,300
						Total				837,400	837,400

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BROUSSEAU GREGORY F	52126	114	12-20-2019	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
BROUSSEAU GREGORY F	40933	0040	02-02-2012	U	I	1	1	2023	1010	260,400	2022	1010	243,300
BROUSSEAU GREGORY F	38242	0126	02-16-2010	U	I	326,000	1		1010	520,900	2021	1010	331,000
									1010	19,400		1010	19,400
		Total						Total	800,700	Total	593,700	Total	568,700

EXEMPTIONS		OTHER ASSESSMENTS						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2024	22E	22E VETERAN	1000.00					
		Total	1,000.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

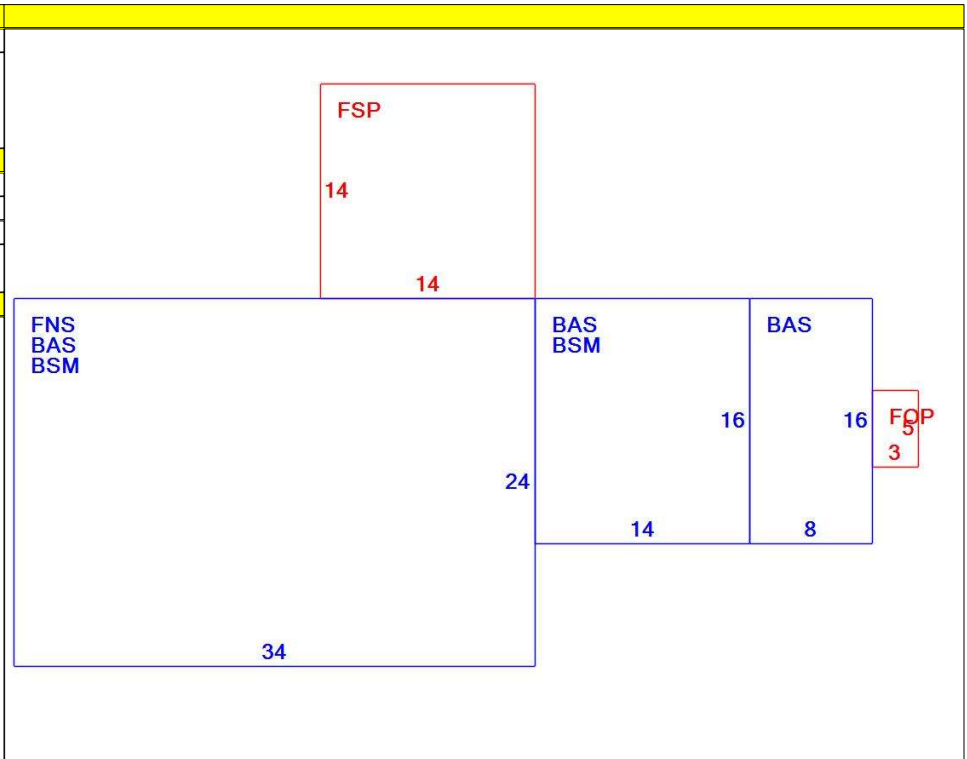
NOTES			
2XF=1-4FIX BATH & OUTDOOR SHOWER 8/2014			

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	326,700		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	25,300		
Appraised Land Value (Bldg)	485,400		
Special Land Value	0		
Total Appraised Parcel Value	837,400		
Valuation Method	C		
Total Appraised Parcel Value	837,400		

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
2015-370	11-04-2015	NC	New Construct	10,000	08-30-2018	100		CONSTRUCT A 12' X 16' SCRE	08-30-2018	JLF	5	1	07	Measure - Info @ Door
2013-233	09-19-2013	AD	Addition	36,000	08-07-2014	100		8X15.67' MUDROOM ADDITION	08-13-2014	JLF	5	1	00	Measure & Listed
2013-232	09-19-2013	NC	New Construct	4,000	08-07-2014	100		FOUNDATION FOR A 8X15.67'	08-07-2014	JLF	5		01	Measure - No Entry
36	03-01-2010	RM	Remodel	40,000		100		KITCHEN, 2 FULLBTHRM	04-12-2013	VGS			20	Field Review
									09-30-2010	KP		1	09	Total Refusal

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	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.340	AC 35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.08	16,000
Total Card Land Units					1.26	AC	Parcel Total Land Area					1.26	Total Land Value		485,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1040	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.9				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	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		436,726
Interior Floor 2			Replace Cost		23,400
Heat Fuel	02	Oil	Year Built		460,126
Heat Type	05	Hot Water	Effective Year Built		1967
AC Type	01	None	Depreciation Code		1992
Bedrooms	3		Remodel Rating		A
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		29
Extra Fixtures	2		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		71
Extra Openings	1		Cns Sect Rcnld		326,700
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1040		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	572	52.00	2013	G	85	C	1.00	25,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,168	1,168	1,168	203.03	237,144
BSM	Basement	0	1,040	208	40.61	42,231
FNS	Finished 90% Story	734	816	734	182.63	149,027
FOP	Open Porch	0	15	2	27.07	406
FSP	Screened Porch	0	196	39	40.40	7,918
Ttl Gross Liv / Lease Area		1,902	3,235	2,151		436,726

