

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
BERGSTROM NANCY E			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
204 PARKS ST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1090	400,100	400,100
DUXBURY MA 02332		<b>SUPPLEMENTAL DATA</b>			0 Medium	RES LAND	1090	323,800	323,800
Alt Prcl ID		Cyclical 7				RESIDNTL	1090	3,100	3,100
Scnd Home		Exemption							
Tax Class T		W							
Tot Fin Area 2189		District							
Total Acres .59		Res Exem							
Chapter Lan		Assoc Pid#							
GIS ID F_868437_2829950						Total		727,000	727,000

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BERGSTROM NANCY E		28759 0303	07-29-2004	Q	I	500,000	00	Year	Code	Assessed	Year	Code	Assessed
ABBAN GERALD T		18204 0289	01-13-2000	Q	I	220,000	00	2023	1090	327,800	2022	1090	309,200
									1090	336,400		1090	278,100
									1090	2,100		1090	2,100
								Total		666,300	Total		589,400
											Total		523,600

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

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	400,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	3,100
Appraised Land Value (Bldg)	323,800
Special Land Value	0
Total Appraised Parcel Value	727,000
Valuation Method	C
Total Appraised Parcel Value	727,000

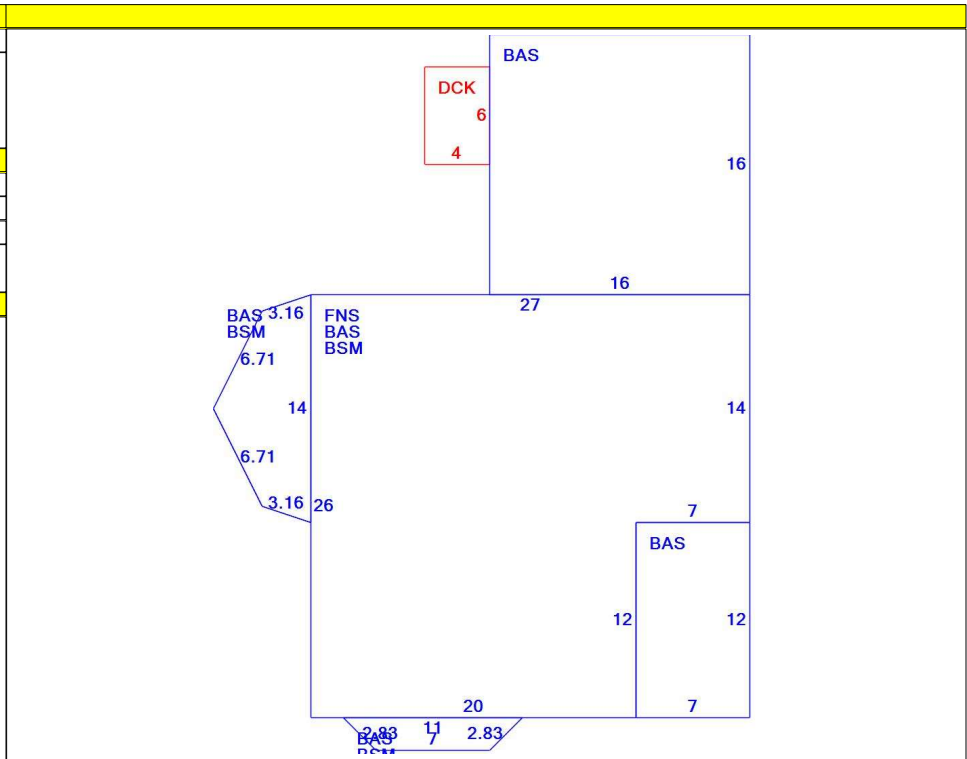
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

NOTES											

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-21-91 61	04-21-2021 02-27-2006	MN AD	Maintenance Addition	1,000 30,000	10-17-2006	100 100	04-21-2021	Replace 2 kitchen windows & rott 16X16 1 STRY FAM RM	11-17-2020 04-12-2013 02-12-2008	SJT VGS BSB	10	1	20 20 00	Field Review Field Review 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	1090	Multi Houses	RC	Primary	25,700 SF	12.60	1.00000	5	1.00	0050	1.000		1.0000	12.60	323,800
Total Card Land Units					0.59 AC	Parcel Total Land Area					0.59	Total Land Value			323,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	693	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	2		<b>CONDO DATA</b>		
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		444,486
Interior Floor 2			Replace Cost		23,360
Heat Fuel	03	Gas	Year Built		467,845
Heat Type	06	Steam	Effective Year Built		1897
AC Type	01	None	Depreciation Code		1997
Bedrooms	3		Remodel Rating		VG
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		24
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		76
Extra Openings	0		Cns Sect Rcnld		355,600
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	05	Conc Block	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	693		Cost to Cure Ovr Comment		



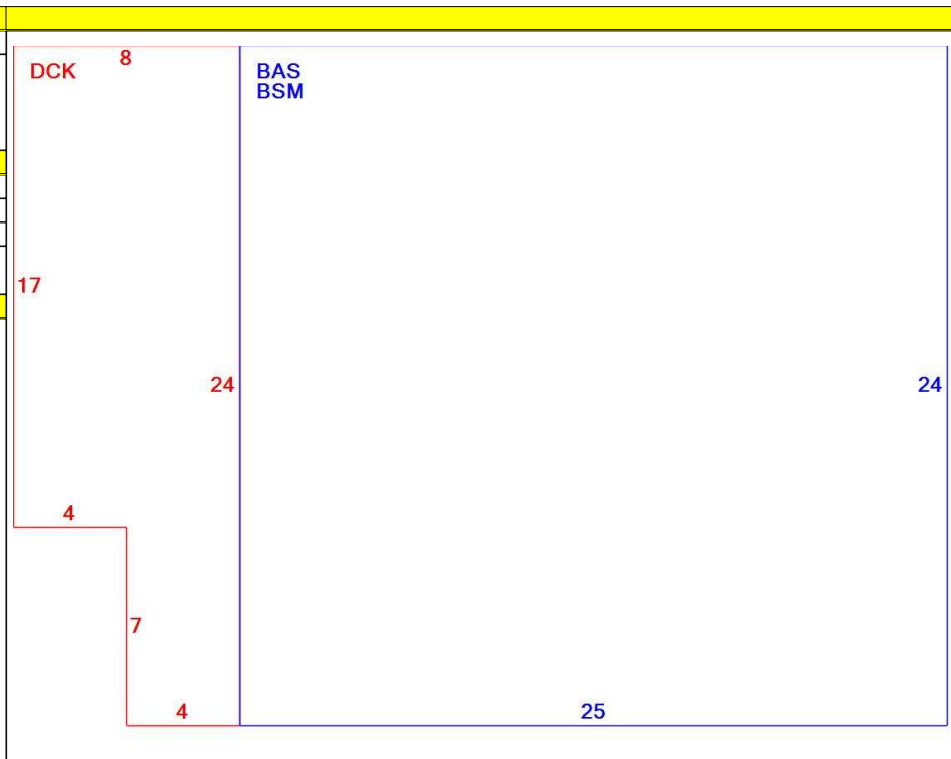
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
PTO	Patio	L	208	15.00	2000	A	70	C	1.00	2,200
SHD1	Shed	L	60	21.00	2000	A	70	C	1.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,033	1,033	1,033	256.93	265,407
BSM	Basement	0	693	139	51.53	35,713
DCK	Deck	0	24	2	21.41	514
FNS	Finished 90% Story	556	618	556	231.15	142,852
Ttl Gross Liv / Lease Area		1,589	2,368	1,730		444,486



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>				
BERGSTROM NANCY E  204 PARKS ST  DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed							
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1090	400,100	400,100							
				0	Medium			RES LAND	1090	323,800	323,800							
<b>SUPPLEMENTAL DATA</b>												RESIDNTL	1090	3,100	3,100			
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2189 Total Acres .59 Chapter Lan GIS ID F_868437_2829950				Cyclical 7 Exemption W District Res Exem Assoc Pid#				Total		727,000	727,000							
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
BERGSTROM NANCY E			28759	0303	07-29-2004		Q	I	500,000		00	Year	Code	Assessed	Year	Code	Assessed	
ABBAN GERALD T			18204	0289	01-13-2000		Q	I	220,000		00	2023	1090	327,800	2022	1090	309,200	
												1090	336,400	1090	278,100	2021	1090	226,300
												1090	2,100	1090	2,100	1090	2,100	2,100
Total												666,300	Total	589,400	Total	523,600		
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							Appraised Bldg. Value (Card)	400,100		
0050															Appraised Xf (B) Value (Bldg)	0		
												Appraised Ob (B) Value (Bldg)	3,100					
												Appraised Land Value (Bldg)	323,800					
												Special Land Value	0					
												Total Appraised Parcel Value	727,000					
												Valuation Method	C					
												Total Appraised Parcel Value	727,000					
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	
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	
2	1090	Multi Houses			0.000	AC	0.00	1.00000	0	1.00	0050	1.000			0.0000	0.00	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.59	Total Land Value					0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	36	Camp	Bsmt Area	600	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			57,972
Interior Floor 2			Net Other Adj		6,500
Heat Fuel	04	Electric	Replace Cost		64,473
Heat Type	07	Radiant-Elec.	Year Built		1950
AC Type	01	None	Effective Year Built		1990
Bedrooms	1		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		31
Total Rooms	2		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		69
Gas Fireplaces	0		Cns Sect Rcnld		44,500
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	600		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	600	600	600	78.77	47,260	
BSM	Basement	0	600	120	15.75	9,452	
DCK	Deck	0	164	16	7.68	1,260	
Ttl Gross Liv / Lease Area		600	1,364	736		57,972	

