

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BERNARDUCI REGINA BOLVIN TT			0 Water	0 Dead End	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
BERNARDUCI WILLIAM E TT			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,104,100	1,104,100	
48 HICKS POINT RD		SUPPLEMENTAL DATA			RES LAND	1010	2,661,500	2,661,500		
DUXBURY MA 02332		Alt Prcl ID	Cyclical	7	RESIDNTL	1010	75,900	75,900		
		Scnd Home	Exemption	W						
		Tax Class	T	W						
		Tot Fin Area	4042	District						
		Total Acres	3.178	Res Exem						
		Chapter Lan								
		GIS ID	F_870994_2828752	Assoc Pid#						
						Total		3,841,500	3,841,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
BERNARDUCI REGINA BOLVIN TT		LCC 133873	05-17-2022	Q	I	4,200,000	00	Year	Code	Assessed	Year	Code	Assessed		
GILSON JAMES R & JOAN L TT		LCC 132173	06-18-2021	U	I	1	1A	2023	1010	736,400	2022	1010	675,900		
GILSON JAMES R		LCC 126223	12-21-2017	U	I	100	1A		1010	2,169,900		1010	1,674,200		
GILSON JOAN L TT		LCC 124824	02-28-2017	U	I	100	1A		1010	51,400		1010	51,400		
GILSON JAMES R		LCC 124823	02-28-2017	U	I	100	1A					1010	40,250		
								Total		2,957,700	Total		2,401,500	Total	2,026,450

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

NOTES			
DOCK SHARED WITH 55 HICKS POINT UNDER A SPECIAL PERMIT SEE FILES (Assessing Office) SJT			

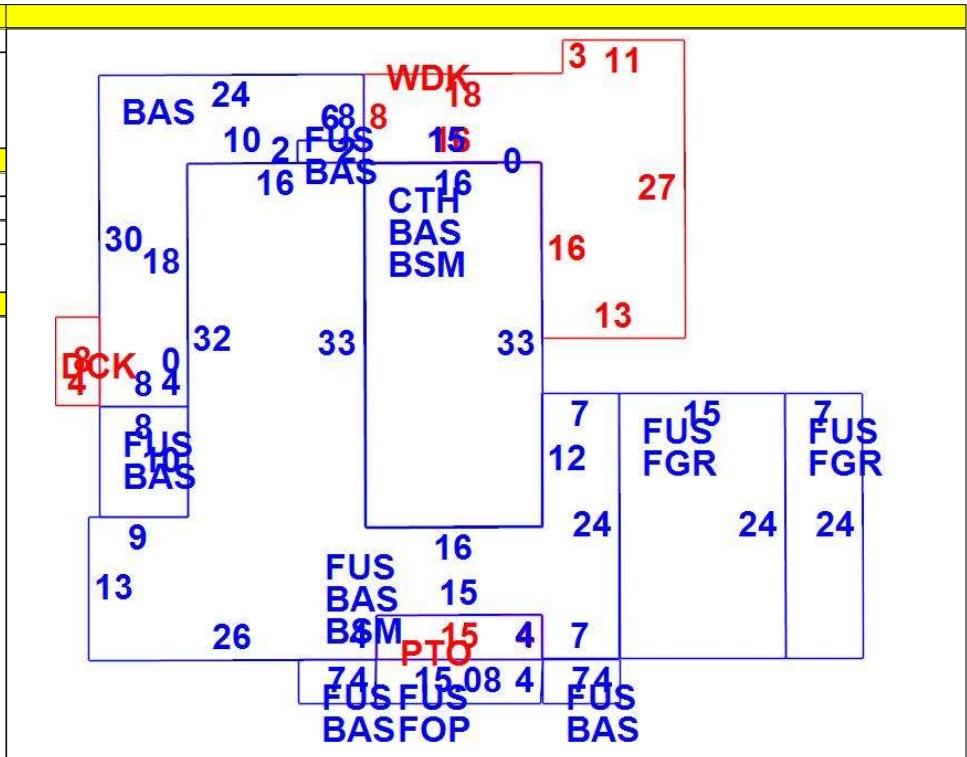
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	1,104,100		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	75,900		
Appraised Land Value (Bldg)	2,661,500		
Special Land Value	0		
Total Appraised Parcel Value	3,841,500		
Valuation Method	C		
Total Appraised Parcel Value	3,841,500		

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		
2013-206	10-21-2013	NC	New Construct	23,520	08-08-2014	100		CONSTRUCTIN OF A SHARED PERMIT TO TAKE OVER THE J H INGRD POOL 18X42 EX DWELLING,778'AD' REROOF RUBBER ROOF	09-11-2019	SJT	10		00	Measure & Listed		
136	06-04-2012	RM	Remodel		06-30-2012	100			08-08-2014	JLF	5			01	Measure - No Entry	
142	08-02-2011	NC	New Construct	37,000		100			07-24-2013	BH					01	Measure - No Entry
86	05-24-2011	RM	Remodel	570,000	06-30-2011	100			04-12-2013	VGS					20	Field Review
20010343	08-23-2001	MN	Maintenance	17,000	08-20-2003	100			06-05-2012	KP	5	1			00	Measure & Listed
									06-30-2011	KP			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	34,000	SF 9.94	1.00000	5	1.00	0080	1.503	BOAT LANDING ON FRONT LA	W550,E95	5.2250	78.07	2,654,300
1	1010	Single Family	WP	Undevelop	2.399	AC 2,000.00	1.00000	0	1.00	0080	1.503	MARSH		1.0000	0.07	7,200
Total Card Land Units					3.18	AC	Parcel Total Land Area					3.18	Total Land Value			2,661,500

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1665	
Model	01	Residential	Bsmt Type	03	
Grade	10	Custom +	Unfin Area	0.00	Partial
Stories	2		CONDO DATA		
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		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			
Interior Floor 2			Net Other Adj		1,261,971
Heat Fuel	03	Gas	Replace Cost		1,363,037
Heat Type	05	Hot Water	Year Built		1972
AC Type	03	Central	Effective Year Built		2002
Bedrooms	3		Depreciation Code		VG
Full Baths	4		Remodel Rating		04
Half Baths	0		Year Remodeled		2012
Extra Fixtures	3		Depreciation %		19
Total Rooms	7		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	1		Percent Good		81
Gas Fireplaces	0		Cns Sect Rcnd		1,104,100
Sq Ft Fin Bsmt	960		Dep % Ovr		
FBM Quality	05	Living Area	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1665		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	756	89.00	2012	A	70	C	1.00	47,100
DCK1	Residential	L	584	58.00	2013	G	85	C	1.00	28,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,169	2,169	2,169	268.45	582,263
BSM	Basement	0	1,665	333	53.69	89,393
CTH	Cathedral Ceiling	0	528	53	26.95	14,228
DCK	Deck	0	32	3	25.17	805
FGR	Garage	0	528	211	107.28	56,642
FOP	Open Porch	0	60	9	40.27	2,416
FUS	Finished Upper Story	1,873	1,873	1,873	268.45	502,802
PTO	Patio	0	60	3	13.42	805
WDK	Deck	0	473	47	26.67	12,617
Ttl Gross Liv / Lease Area		4,042	7,388	4,701		1,261,971

