

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
BERTONI EILEEN R TT JOAN C DOSCHER IRREVOCABLE T 95 WADSWORTH RD			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA	
DUXBURY MA 02332			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	254,000	254,000		
		SUPPLEMENTAL DATA			RES LAND	1010	421,900	421,900		<b>VISION</b>	
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1915 Total Acres .51 Chapter Lan GIS ID F_873789_2833138			Cyclical Exemption W District Res Exem Assoc Pid#		Total		675,900		675,900

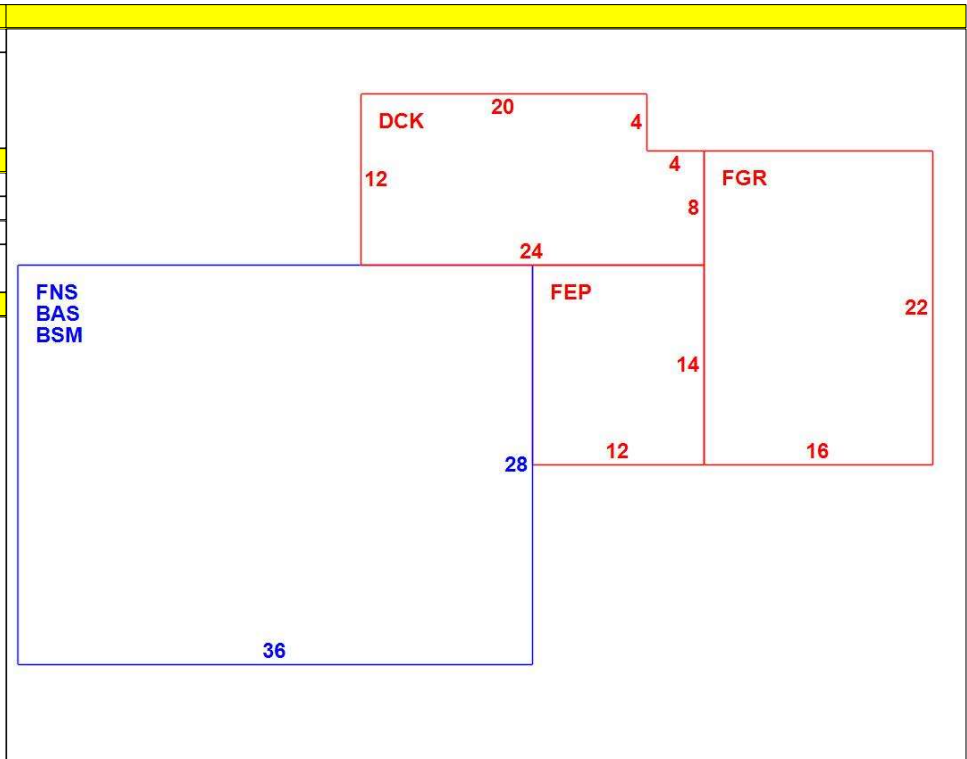
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
BERTONI EILEEN R TT DOSCHER JOAN C		41075 3057	0015 0135	03-08-2012 01-01-2001	U U	I I	100 0	1A 1	Year	Code	Assessed	Year	Code	Assessed
									2023	1010 1010	202,900 452,400	2022	1010 1010	189,800 291,400
		Total						Total		655,300		Total		481,200
								Total		450,600				

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) 254,000				
								Appraised Xf (B) Value (Bldg) 0				
								Appraised Ob (B) Value (Bldg) 0				
								Appraised Land Value (Bldg) 421,900				
								Special Land Value 0				
								Total Appraised Parcel Value 675,900				
								Valuation Method C				
								Total Appraised Parcel Value 675,900				

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
140 13956	09-15-2010 02-09-1996	MN AD	Maintenance Addition	3,500	08-29-1997	100 100		ROOF INSTALL WOODSTOVE	11-12-2019 04-12-2013 02-28-2007	SJT VGS KP	10		00 20 00	Measure & Listed 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	1010	Single Family	RC	Primary	22,288 SF	14.12	1.00000	5	1.00	0060	1.341		1.0000	18.93	421,900	
Total Card Land Units					0.51	AC	Parcel Total Land Area					0.51	Total Land Value			421,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1008	
Model	01	Residential	Bsmt Type	04	
Grade	04	Above Ave	Unfin Area	624.00	Full
Stories	1.9				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	11	Clapboard			B
Roof Structure	07	Gambrel	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	Net Other Adj		411,970
Interior Floor 2	09	Pine/Soft Wood	Replace Cost		25,990
Heat Fuel	03	Gas	Year Built		437,959
Heat Type	04	Forced Air-Duc	Effective Year Built		1948
AC Type	01	None	Depreciation Code		1979
Bedrooms	4		Remodel Rating		F
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		42
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		58
Extra Openings	0		Cns Sect Rcnld		254,000
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	384		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1008		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	1,008	1,008	1,008	172.66	174,042
BSM	Basement	0	1,008	202	34.60	34,878
DCK	Deck	0	272	27	17.14	4,662
FEP	Finished Enclosed Porch	0	168	101	103.80	17,439
FGR	Garage	0	352	141	69.16	24,345
FNS	Finished 90% Story	907	1,008	907	155.36	156,604
Ttl Gross Liv / Lease Area		1,915	3,816	2,386		411,970

