

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
BEAR JOHN P			0 Water	0 Two-Way	0 Average	Description RESIDNTL	Code 1020	Appraised 641,300	Assessed 641,300
BEAR CATHERINE E			0 No Sewer	0 Paved	0 Average				
PO BOX 1757		<b>SUPPLEMENTAL DATA</b>							
DUXBURY MA 02331		Alt Prcl ID 082/160.0-0272-0110.		Cyclical Exemption W					
		Scnd Hom		District Res Exem					
		Tax Class T		Assoc Pid#					
		Tot Fin Are 1645							
		Total Acres 0							
		Chapter La							
		GIS ID F_867164_2828849							
						Total	641,300	641,300	

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
DOHERTY LAURA		58239 177	08-31-2023	Q	I	795,000	00	Year	Code	Assessed	Year	Code	Assessed
BEAR JOHN P		46261 0085	11-10-2015	Q	I	430,000	00	2023	1020	616,200	2022	1020	482,300
CULLY LINDA A		28313 0148	05-27-2004	Q	I	477,500	00						
MARQUIS SHARREN		22547 0203	08-01-2002	Q	I	410,000	00						
WERNER EWALD C		17585 0191	06-22-1999	Q	I	259,900	00						
						Total	616,200	Total	482,300	Total	482,300		

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0001				

  

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	641,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	641,300
Valuation Method	C
Total Appraised Parcel Value	641,300

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
238	06-01-2005	RM	Remodel	23,000		100		736SF BASEMENT SPACE 1 STY/GARAGE	04-25-2016	SJD	9		01	Measure - No Entry
15065	08-12-1998	NC	New Construct	114,000	06-07-2000	100			07-02-2013	SJD	3		30	Quality Control
									10-02-2006	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	1020	Condo			0.000 AC	0.00	1.00000	0	1.00	0000	1.000		0.0000	0	0	
Total Card Land Units					0.00 AC	Parcel Total Land Area					0.00	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	55	Condominium	AMENITY 1	4	WO Bsmt
Model	05	Res Condo	Amenity 2	6	Encl Porch
Grade	06	Good	Amenity 3		
Stories	1				
Occupancy			<b>CONDO DATA</b>		
Interior Wall 1	05	Drywall	Parcel Id	8005	C   8005   Owne
Interior Wall 2			Bay Farm Tussock   B   1   S   1		
Interior Floor 1	12	Hardwood	Adjust Type	Code	Description
Interior Floor 2			Condo Flr	B2AC	2 Bedroom AC
Heat Fuel	03	Gas	Condo Unit	1A	1A
Heat Type	04	Forced Air-Duc			Factor%
AC Type	03	Central			118
CNS Bedrooms	2				105
Full Baths	3		<b>COST / MARKET VALUATION</b>		
Half Baths	0		Net Other Adj		693,148
Extra Fixtures	0		Replace Cost		43,960
Total Rooms	5		Year Built		737,112
Bath Style	02	Average	Effective Year Built		1999
Kitchen Style	02	Average	Depreciation Code		2008
Kitchen Type	4	Full Eat-In	Remodel Rating		G
Kitchen Func	1		Year Remodeled		
Parking Class	3	Deeded	Depreciation %		13
SF Basement	948		Functional Obsol		
Bsmt Garage	0		External Obsol		
Fireplaces	1		Trend Factor		1.000
Part Bedroom	0		Condition		
FBM Quality	04	Above Average	Condition %		
SF Fin Bsmt	736		Percent Good		87
Extra Openings	0		Cns Sect Rcnld		641,300
Gas Fireplace	0		Dep % Ovr		
Parking			Dep Ovr Comment		
AMENITY 1	4	WO Bsmt	Misc Imp Ovr		
Amenity 2	6	Encl Porch	Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

<p><b>BAS</b> (1,645 sf)</p>
<p><b>BSM</b> (948 sf)</p>
<p><b>FGR</b> (255 sf)</p>
<p><b>WDK</b> (157 sf)</p>

**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	1,645	1,645	1,645	354.91	583,834
BSM	Basement	0	948	190	71.13	67,434
FGR	Garage	0	255	102	141.97	36,201
WDK	Deck	0	157	16	36.17	5,679
Ttl Gross Liv / Lease Area		1,645	3,005	1,953		693,148

