

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						
FRIEDMAN BARRY M				0	Water	0	Private	0	Average	Description	Code	Appraised	Assessed			
FRIEDMAN KAREN A				0	No Sewer	0	Paved	0	Average	RESIDNTL	1020	811,500	811,500			
54 BAY FARM RD						0	Light			RESIDNTL	1020	8,700	8,700			
<b>SUPPLEMENTAL DATA</b>																
DUXBURY MA 02332		Alt Prcl ID 082/160.0-0272-0131.		Cyclical Exemption W		6										
		Scnd Hom		District Res Exem												
		Tax Class T		Assoc Pid#												
		Tot Fin Are 2282														
		Total Acres 0														
		Chapter La														
		GIS ID F_867709_2830240														
Total											820,200	820,200				
<b>RECORD OF OWNERSHIP</b>				<b>BK-VOL/PAGE</b>	<b>SALE DATE</b>	<b>Q/U</b>	<b>V/I</b>	<b>SALE PRICE</b>	<b>VC</b>	<b>PREVIOUS ASSESSMENTS (HISTORY)</b>						
FRIEDMAN BARRY M				51752 225	10-04-2019	Q	I	579,900	00	Year	Code	Assessed	Year	Code	Assessed	
ROCHE GERARD P & MARY JANE TT				50150 0208	08-09-2018	U	I	1	1A	2023	1020	678,200	2022	1020	577,800	
ROCHE GERARD P				43213 0330	06-17-2013	U	I	549,900					2021	1020	556,000	
HOEFFLER JOHN C				28853 0089	08-12-2004	Q	I	570,000	00							
54 BAY FARM RD REALTY TRUST				22849 0097	09-13-2002	U	I	1	1F							
Total											678,200	Total	577,800	Total	556,000	
<b>EXEMPTIONS</b>				<b>OTHER ASSESSMENTS</b>				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
Total			0.00							<b>APPRAISED VALUE SUMMARY</b>						
				<b>ASSESSING NEIGHBORHOOD</b>				Appraised Bldg. Value (Card)				811,500				
				Nbhd				Appraised Xf (B) Value (Bldg)				0				
				Nbhd Name				Appraised Ob (B) Value (Bldg)				8,700				
				B				Appraised Land Value (Bldg)				0				
				Tracing				Special Land Value				0				
				Batch				Total Appraised Parcel Value				820,200				
				0001				Valuation Method				C				
<b>NOTES</b>												Total Appraised Parcel Value		820,200		
<b>BUILDING PERMIT RECORD</b>										<b>VISIT / CHANGE HISTORY</b>						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result		
									05-06-2020	SJD	9		20	Field Review		
									06-29-2013	SJD	3		30	Quality Control		
									06-03-1997	KP		7	01	Measure - No Entry		
<b>LAND LINE VALUATION SECTION</b>																
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

**VISION**

905  
 DUXBURY, MA

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	55	Condominium	AMENITY 1	2	Deck
Model	05	Res Condo	Amenity 2		
Grade	07	Very Good	Amenity 3		
Stories	2				
Occupancy			<b>CONDO DATA</b>		
Interior Wall 1	05	Drywall	Parcel Id	8007	C 8007
Interior Wall 2					Own
Interior Floor 1	12	Hardwood		Bay Farm Gr TH	B 1 S 1
Interior Floor 2			Adjust Type	Code	Description
Heat Fuel	00	None	Condo Flr	B2TG	2 Bedroom TG
Heat Type	04	Forced Air-Duc	Condo Unit	1A	1A
AC Type	03	Central			Factor%
CNS Bedrooms	2				109
Full Baths	3		<b>COST / MARKET VALUATION</b>		
Half Baths	1		Net Other Adj		841,363
Extra Fixtures	1		Replace Cost		60,334
Total Rooms	5		Year Built		901,704
Bath Style	02	Average	Effective Year Built		1996
Kitchen Style	02	Average	Depreciation Code		2011
Kitchen Type	4	Full Eat-In	Remodel Rating		E
Kitchen Func	3		Year Remodeled		10
Parking Class	3	Deeded	Depreciation %		
SF Basement	1033		Functional Obsol		
Bsmt Garage	0		External Obsol		
Fireplaces	1		Trend Factor		1.000
Part Bedroom	0		Condition		
FBM Quality	05	Living Area	Condition %		90
SF Fin Bsmt	881		Percent Good		811,500
Extra Openings	1		Cns Sect Rcnd		
Gas Fireplace	0		Dep % Ovr		
Parking			Dep Ovr Comment		
AMENITY 1	2	Deck	Misc Imp Ovr		
Amenity 2			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

FUS (1,099 sf)
BAS (1,184 sf)
BSM (1,033 sf)
FGR (461 sf)
WDK (160 sf)

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
GNR	GENERATOR	L	1	12400.00	2022	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,184	1,184	1,184	312.77	370,325
BSM	Basement	0	1,033	207	62.68	64,744
FGR	Garage	0	461	184	124.84	57,551
FUS	Finished Upper Story	1,099	1,099	1,099	312.77	343,739
WDK	Deck	0	160	16	31.28	5,004
Ttl Gross Liv / Lease Area		2,283	3,937	2,690		841,363

