

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BIDANSET DAVID			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
BIDANSET JOY ROBIN			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	177,100	177,100	
PO BOX 2399				0 Light		RES LAND	1010	446,300	446,300	
SUPPLEMENTAL DATA										
DUXBURY MA 02331		Alt Prcl ID	Cyclical Exemption W		7	RESIDNTL	1010	1,200	1,200	VISION
		Scnd Home Tax Class T	District Res Exem							
		Tot Fin Area 1240	Chapter Lan							
		Total Acres .17	GIS ID F_872610_2831168		Assoc Pid#					
							Total	624,600	624,600	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BIDANSET DAVID		8937 0191	01-12-1989	Q	I	125,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	127,900	2022	1010	105,000
									1010	334,400		1010	293,600
									1010	900		1010	900
							Total	463,200	Total	399,500	Total	346,700	

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0040				

NOTES			

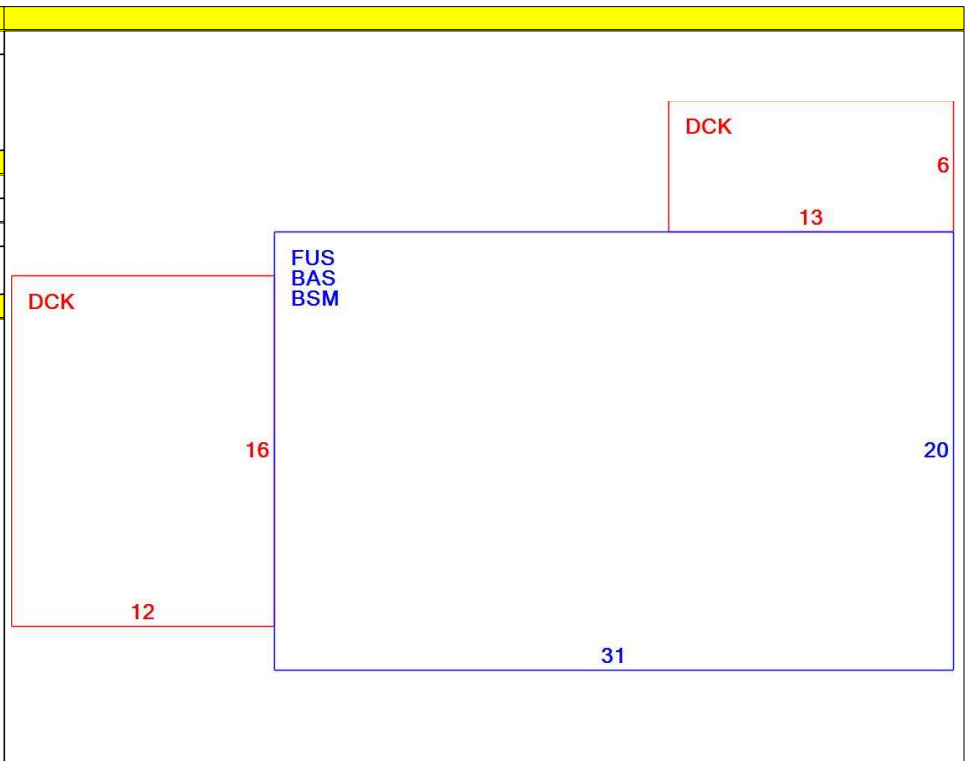
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
20010012	01-16-2001	RM	Remodel	7,000	07-24-2002	100		4' X 6' BATHROOM	08-09-2023	SJD	6		20	Field Review
									04-12-2013	VGS			20	Field Review
									07-23-2002	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	7,405 SF	33.11	1.00000	5	1.00	0040	1.820			1.0000	60.27	446,300
Total Card Land Units					0.17	AC	Parcel Total Land Area					0.17	Total Land Value			446,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	620	
Model	01	Residential	Bsmt Type	03	
Grade	03	Average	Unfin Area	0.00	Partial
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	25	Vinyl Siding			B
Exterior Wall 2					S
Roof Structure	04	Hip	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			240,991
Interior Floor 2			Net Other Adj		5,000
Heat Fuel	03	Gas	Replace Cost		245,991
Heat Type	04	Forced Air-Duc	Year Built		1941
AC Type	01	None	Effective Year Built		1993
Bedrooms	3		Depreciation Code		G
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		28
Total Rooms	5		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		72
Gas Fireplaces	0		Cns Sect Rcnld		177,100
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	620		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
SHD3	Shed - Metal	L	120	14.00	1980	A	70	C	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	620	620	620	173.25	107,415
BSM	Basement	0	620	124	34.65	21,483
DCK	Deck	0	270	27	17.33	4,678
FUS	Finished Upper Story	620	620	620	173.25	107,415
Ttl Gross Liv / Lease Area		1,240	2,130	1,391		240,991



22 PRISCILLA AVE

