

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
BEERS DONALD C			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
BEERS AMY S			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	220,700	220,700
56 SOULE AVE		<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	276,600	276,600
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1574 Total Acres .283 Chapter Lan GIS ID F_872503_2831778				RESIDNTL	1010	1,200	1,200
		Cyclical Exemption W District Res Exem Assoc Pid#				Total		498,500	498,500

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BEERS DONALD C		4863 0044	08-14-1980	U	I	33,000	1	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	144,000	2022	1010	131,400
									1010	286,600		1010	236,600
									1010	800		1010	800
								Total		431,400	Total		368,800
								Total			Total		324,500

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY													
Appraised Bldg. Value (Card)										220,700			
Appraised Xf (B) Value (Bldg)										0			
Appraised Ob (B) Value (Bldg)										1,200			
Appraised Land Value (Bldg)										276,600			
Special Land Value										0			
Total Appraised Parcel Value										498,500			
Valuation Method										C			
Total Appraised Parcel Value										498,500			

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
BPO-23-85	06-12-2023	BP	Bldg Permit	62,000	08-09-2023	100		Addition of a 312sf 1 bedroom ad		06-21-2023	SJT	5		00	Measure & Listed
BPO-22-417	11-16-2022	BP	Bldg Permit	8,300	06-21-2023	100	04-12-2023	Foundation 25.4x17 for future ad		04-12-2013	VGS			20	Field Review
BPO-22-413	11-16-2022	MN	Maintenance	17,350		100		1st floor bath remodel		02-19-2008	BSB		1	00	Measure & Listed
2012-168	12-04-2012	RM	Remodel	2,000		100		REPLACE 1 DOOR, REPLACE							
14950	05-19-1998	NC	New Construct	2,000		100		8X10 UTILITY BLDING							
13653	05-05-1995	NC	New Construct	1,000	06-03-1996	100		7X18 OPEN DECK							

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	12,320 SF	22.45	1.00000	5	1.00	0050	1.000		1.0000	22.45	276,600
Total Card Land Units					0.28 AC	Parcel Total Land Area					0.28	Total Land Value			276,600

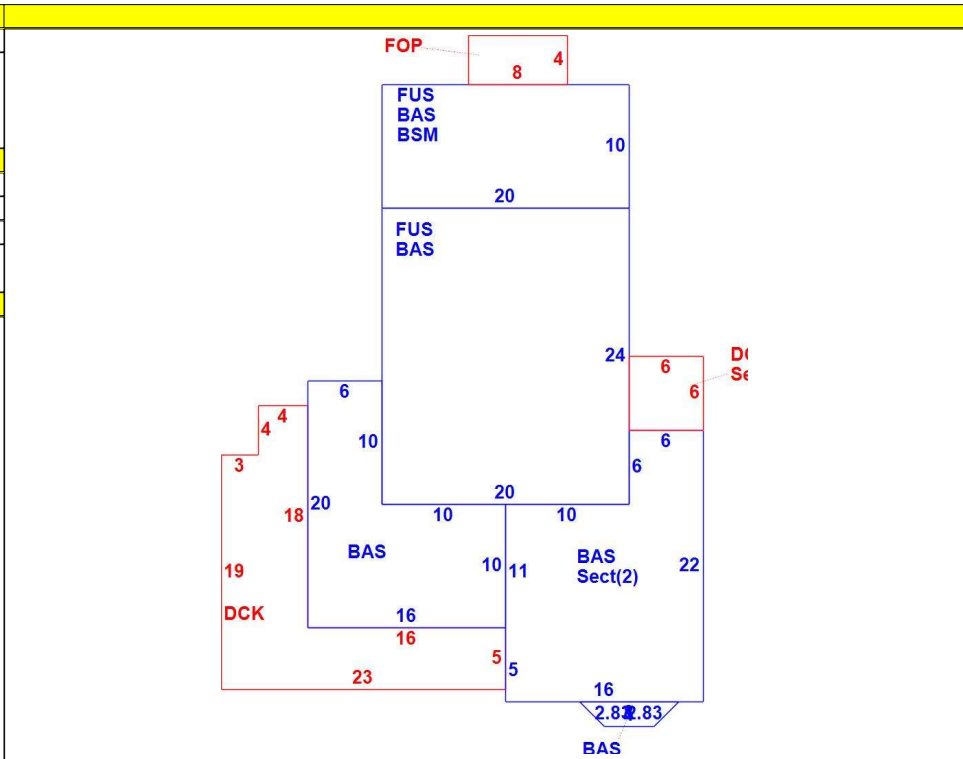
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	200	
Model	01	Residential	Bsmt Type	03	
Grade	03	Average	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas	Net Other Adj		265,426
Heat Type	04	Forced Air-Duc	Replace Cost		10,800
AC Type	01	None	Year Built		326,807
Bedrooms	3		Effective Year Built		1939
Full Baths	2		Depreciation Code		1989
Half Baths	0		Remodel Rating		A
Extra Fixtures	1		Year Remodeled		
Total Rooms	6		Depreciation %		32
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	0		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		68
Sq Ft Fin Bsmt	0		Cns Sect Rcnld		187,800
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	200		Misc Imp Ovr Comment		
			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
SHD1	Shed	L	80	21.00	1996	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	900	900	900	161.06	144,954
BSM	Basement	0	200	40	32.21	6,442
DCK	Deck	0	229	23	16.18	3,704
FOP	Open Porch	0	32	5	25.17	805
FUS	Finished Upper Story	680	680	680	161.06	109,521
Ttl Gross Liv / Lease Area		1,580	2,041	1,648		265,426



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BEERS DONALD C			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
BEERS AMY S			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	220,700	220,700	
56 SOULE AVE				0 Light		RES LAND	1010	276,600	276,600	
DUXBURY MA 02332		<b>SUPPLEMENTAL DATA</b>				RESIDNTL	1010	1,200	1,200	
Alt Prcl ID		Cyclical 7								
Scnd Home		Exemption								
Tax Class T		W								
Tot Fin Area 1574		District								
Total Acres .283		Res Exem								
Chapter Lan										
GIS ID F_872503_2831778		Assoc Pid#								
							Total	498,500	498,500	

**VISION**

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								2023	1010	144,000	2022	1010	131,400	
									1010	286,600		1010	236,600	
									1010	800		1010	800	
							Total	431,400		Total	368,800		Total	324,500

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
0050				

APPRAISED VALUE SUMMARY	
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Appraised Land Value (Bldg)	276,600
Special Land Value	0
Total Appraised Parcel Value	498,500
Valuation Method	C
Total Appraised Parcel Value	498,500

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
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2012-168	12-04-2012	RM	Remodel	2,000		100		REPLACE 1 DOOR, REPLACE						
14950	05-19-1998	NC	New Construct	2,000		100		8X10 UTILITY BLDING						
13653	05-05-1995	NC	New Construct	1,000	06-03-1996	100		7X18 OPEN DECK						

LAND LINE VALUATION SECTION															
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Total Card Land Units					0.28 AC	Parcel Total Land Area					0.28	Total Land Value			276,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	0	
Model	01	Residential	Bsmt Type	02	
Grade	03	Average	Unfin Area	0.00	Crawl
Stories	1				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			50,580
Interior Floor 2			Net Other Adj		0
Heat Fuel	03	Gas	Replace Cost		326,807
Heat Type	04	Forced Air-Duc	Year Built		2023
AC Type	06	Partial	Effective Year Built		2021
Bedrooms	1		Depreciation Code		A
Full Baths	0		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		0
Total Rooms	1		Functional Obsol		
Bath Style			External Obsol		
Kitchen Style			Trend Factor		1.000
Extra Kitchens	0		Condition		UC
Fireplaces	0		Condition %		65
Extra Openings	0		Percent Good		65
Gas Fireplaces	0		Cns Sect Rcnld		32,900
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	0		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

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	304	304	304	164.22	49,923
DCK	Deck	0	36	4	18.25	657
Ttl Gross Liv / Lease Area		304	340	308		50,580

