

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BERARDI KATHRYN ANN TT			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
PO BOX 1811			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,351,100	1,351,100	
DUXBURY MA 02331		SUPPLEMENTAL DATA			RESIDNTL	1010	1,429,200	1,429,200		
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 5138 Total Acres .747 Chapter Lan GIS ID F_884289_2842969		Cyclical Exemption W District Res Exem Assoc Pid#			RESIDNTL	1010	10,500	10,500		
						Total		2,790,800	2,790,800	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BERARDI KATHRYN ANN TT		50547 0233	11-21-2018	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
BERARDI VICTOR PAUL		11300 0130	09-30-1992	Q	I	235,000	00	2023	1010	849,800	2022	1010	707,300
									1010	1,847,300		1010	869,100
									1010	700		1010	700
						Total		2,697,800	Total		1,577,100	Total	1,444,500

EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	APPRAISED VALUE SUMMARY				
									Appraised Bldg. Value (Card)				1,351,100
Total			0.00					Appraised Xf (B) Value (Bldg)				0	
ASSESSING NEIGHBORHOOD							Appraised Ob (B) Value (Bldg)				10,500		
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Land Value (Bldg)				1,429,200				
0130					Special Land Value				0				
NOTES							Total Appraised Parcel Value				2,790,800		
							Valuation Method				C		
						Total Appraised Parcel Value				2,790,800			

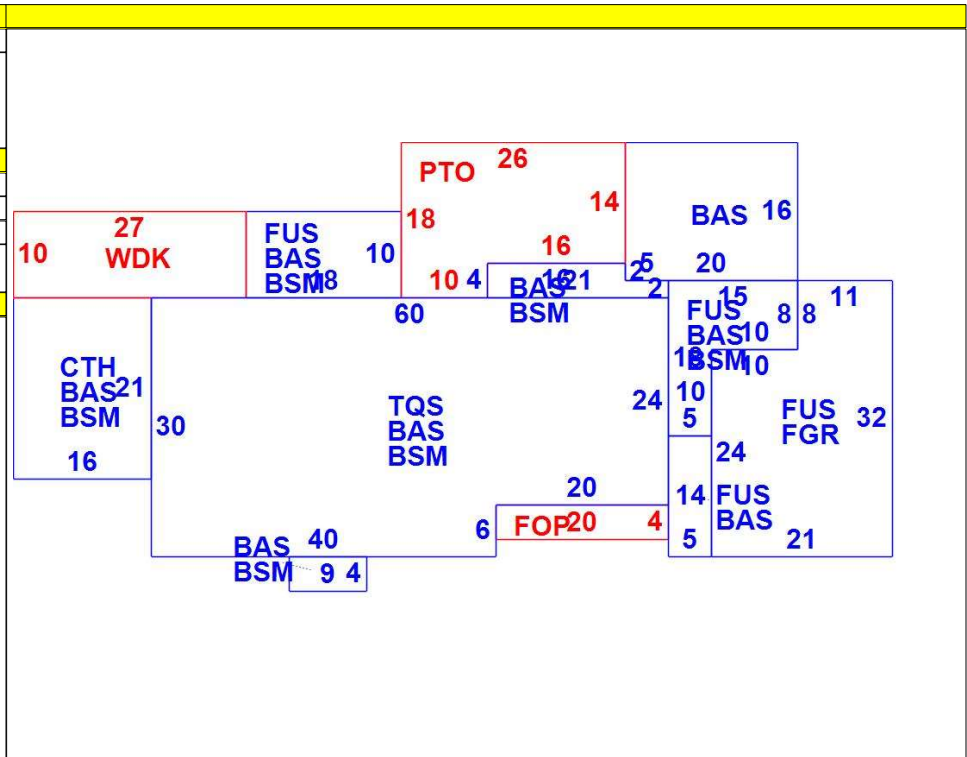
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
196	07-06-2007	MN	Maintenance	15,300		100		REBUILD CHIMNEY	02-21-2023	SJD	0	1	00	Measure & Listed
20000477	12-05-2000	NC	New Construct	280,000	08-09-2003	100		21/2 STY 101	04-12-2013	VGS			20	Field Review
20000476	12-05-2000	DM	Demolish	8,000	12-27-2001	100		DEM EXIST HOME	08-09-2003	KP		1	00	Measure & Listed
19990471	10-14-1999	MN	Maintenance	3,000		100		REROOF OVER 1 LAYER						

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	32,550 SF	10.31	1.00000	5	1.00	0130	4.259		1.0000	43.91	1,429,200
Total Card Land Units					0.75 AC	Parcel Total Land Area					0.75	Total Land Value			1,429,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	2476	
Model	01	Residential	Bsmt Type	03	
Grade	10	Custom +	Unfin Area	0.00	Partial
Stories	1.85				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	02	Shed			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	5				
Full Baths	4				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	10				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	2476				

CONDO DATA				
Parcel Id		C	B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Net Other Adj		1,469,466
Replace Cost		48,585
Year Built		2001
Effective Year Built		2010
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %	11	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	89	
Cns Sect Rcnd	1,351,100	
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
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
GNR	GENERATOR	L	1	12400.00	2018	G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,866	2,866	2,866	246.43	706,270
BSM	Basement	0	2,476	495	49.27	121,983
CTH	Cathedral Ceiling	0	336	34	24.94	8,379
FGR	Garage	0	592	237	98.66	58,404
FOP	Open Porch	0	80	12	36.96	2,957
FUS	Finished Upper Story	1,012	1,012	1,012	246.43	249,388
PTO	Patio	0	404	20	12.20	4,929
TQS	Three Quarter Story	1,260	1,680	1,260	184.82	310,502
WDK	Deck	0	270	27	24.64	6,654
Ttl Gross Liv / Lease Area		5,138	9,716	5,963		1,469,466

