

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
GASTAUD XAVIER		0	Water	0	Private	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
GASTAUD ANGELIQUE		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	356,100	356,100	
12 RUE LETELLIER				0	Light			RES LAND	1010	1,040,400	1,040,400	
PARIS	75015	SUPPLEMENTAL DATA				RESIDNTL	1010	17,800	17,800			
Alt Prcl ID		Scnd Home 500774		Cyclical Exemption W		8						VISION
Tax Class T		Tot Fin Area 1952		District		Res Exem						
Total Acres .52		Chapter Lan		Assoc Pid#								
GIS ID F_880219_2838572												
								Total		1,414,300	1,414,300	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
GASTAUD XAVIER	54779	190	04-13-2021	U	I	850,000	1A	Year	Code	Assessed	Year	Code	Assessed			
GASTAUD-GALLAGHER, PATRICIA	44702	0118	09-02-2014	U	I	100	1A	2023	1010	274,500	2022	1010	226,800			
GASTAUD GERARD	18191	0133	01-06-2000	Q	I	440,000	00		1010	906,500		1010	624,200			
HOLMES ROBERT W	2625	0406	01-01-1901	U	I	0			1010	12,300		1010	12,300			
Total								1,193,300		Total		863,300		Total		753,500

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total			0.00															

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY									
Nbhd	Nbhd Name	B	Tracing	Batch											
0090															
NOTES										Appraised Bldg. Value (Card)					356,100
										Appraised Xf (B) Value (Bldg)					0
										Appraised Ob (B) Value (Bldg)					17,800
										Appraised Land Value (Bldg)					1,040,400
										Special Land Value					0
										Total Appraised Parcel Value					1,414,300
										Valuation Method					C
										Total Appraised Parcel Value					1,414,300

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	
QPO-23-23	08-02-2023	MN	Maintenance	5,000		100		INSULATION WORK	06-10-2021	SJD	9		01	Measure - No Entry	
118	08-02-2010	MN	Maintenance	10,800		100		STRIP & REROOF	04-12-2013	VGS			20	Field Review	
100	04-23-2007	DM	Demolish	11,000	05-29-2009	100		BARN VOID	05-29-2009	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	22,651	SF	13.94	1.00000	5	1.00	0090	3.661	MAJOR DRIVEWAY EASEMEN	ES90	0.9000	45.93	1,040,400
Total Card Land Units					0.52	AC	Parcel Total Land Area					0.52	Total Land Value			1,040,400	

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	454	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.6		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	03	Gable	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	Net Other Adj		479,101
Interior Floor 2			Replace Cost		22,475
Heat Fuel	03	Gas	Year Built		501,577
Heat Type	04	Forced Air-Duc	Effective Year Built		1910
AC Type	01	None	Depreciation Code		1992
Bedrooms	3		Remodel Rating		G
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		29
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		71
Extra Openings	0		Cns Sect Rcnd		356,100
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	03	Stone	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	454		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
BRN3	Barn - 1 St w/L	L	224	52.00	1980	A	70	C	1.00	8,200
BRN1	Barn - 1 Story	L	240	39.00	1980	A	70	C	1.00	6,600
LNT	Lean To	L	99	10.00	1980	A	70	C	1.00	700
PTO	Patio	L	216	15.00	1980	A	70	C	1.00	2,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,546	1,546	1,546	236.94	366,316
BSM	Basement	0	454	91	47.49	21,562
FHS	Finished Half Story	339	678	339	118.47	80,324
FSP	Screened Porch	0	180	36	47.39	8,530
SHD	Attached Shed	0	28	10	84.62	2,369
Ttl Gross Liv / Lease Area		1,885	2,886	2,022		479,101

