

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
SODERBERG DAVID C & AUDREY E SODERBERG REALTY TRUST 43 BAYRIDGE LN DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	362,400	362,400
		SUPPLEMENTAL DATA		Cyclical Exemption W		7		RES LAND	1010	471,200	471,200
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2024 Total Acres .8 Chapter Lan GIS ID F_875872_2833823		District Res Exem				RESIDNTL	1010	10,500	10,500
								Total		844,100	844,100

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SODERBERG DAVID C & AUDREY E TT SODERBERG DAVID C		LCC 124036	09-02-2016	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed			
		LCC 86580	06-29-1994	Q	I	175,000	00	2023	1010	277,900	2022	1010	228,600			
										1010	461,000	1010	392,400			
								1010	7,500	1010	7,500	1010	1,000			
								Total		746,400	Total		628,500	Total		453,700

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
0070				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	362,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	10,500
Appraised Land Value (Bldg)	471,200
Special Land Value	0
Total Appraised Parcel Value	844,100
Valuation Method	C
Total Appraised Parcel Value	844,100

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
2018-48	04-09-2018	MN	Maintenance	500		100		REPLACE 2 WINDOWS	03-11-2021	SJD	10	1	01	Measure - No Entry
2017-64	05-02-2017	MN	Maintenance	1,000		100		REPLACE 5 WINDOWS	09-17-2018	SJD			20	Field Review
2015-216	09-17-2015	MN	Maintenance	500		100		REPLACE 6 WINDOWS	04-12-2013	VGS			20	Field Review
2014-216	10-15-2014	MN	Maintenance	500		100		REPLACE 3 WINDOWS	06-24-2008	BSB			07	Measure - Info @ Door

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	34,848 SF	9.74	1.00000	5	1.00	0070	1.389		1.0000	13.52	471,200	
Total Card Land Units					0.80	AC	Parcel Total Land Area					0.80	Total Land Value			471,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	1146	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1.5				
Occupancy	1		CONDO DATA		
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		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			495,687
Interior Floor 2			Net Other Adj		14,690
Heat Fuel	02	Oil	Replace Cost		510,377
Heat Type	06	Steam	Year Built		1930
AC Type	01	None	Effective Year Built		1992
Bedrooms	3		Depreciation Code		G
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		71
Gas Fireplaces	0		Cns Sect Rcnld		362,400
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	1		Misc Imp Ovr Comment		
Bsmt Area	1146		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	120	21.00	2000	A	70	C	1.00	1,800
GNR	GENERATOR	L	1	12400.00	2010	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	1,805	1,805	1,805	188.05	339,421
BSM	Basement	0	1,146	229	37.58	43,062
DCK	Deck	0	160	16	18.80	3,009
FHS	Finished Half Story	555	1,110	555	94.02	104,365
FOP	Open Porch	0	116	17	27.56	3,197
PTO	Patio	0	282	14	9.34	2,633
Ttl Gross Liv / Lease Area		2,360	4,619	2,636		495,687

