

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
ROBICHAU MAURA M L/E			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	105,400	105,400
98 BAYRIDGE LN		SUPPLEMENTAL DATA			0 Medium	RES LAND	1010	428,000	428,000
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 986 Total Acres .46 Chapter Lan GIS ID F_875194_2834286			Cyclical 7 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	33,200	33,200
						Total		566,600	566,600

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ROBICHAU MAURA M L/E	LCC	135377	05-15-2023	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed			
ROBICHAU MAURA M L/E	LCC	135376	05-15-2023	U	I	10	1A	2023	1010	113,500	2022	1010	98,900			
ROBICHAU MAURA M L/E	LCC	130046	04-09-2020	Q	I	10	1F		1010	417,700		1010	360,800			
ROBICHAU MAURA M	LCC	100729	02-08-2002	U	I	1	1F		1010	25,500		1010	25,500			
ROBICHAU ANDREW J	LCC	81809	08-29-1991	Q	I	117,000	00									
Total								556,700		Total		485,200		Total		390,100

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
0070			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	105,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	33,200
Appraised Land Value (Bldg)	428,000
Special Land Value	0
Total Appraised Parcel Value	566,600
Valuation Method	C
Total Appraised Parcel Value	566,600

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
											09-17-2018	SJD			20	Field Review
											04-12-2013	VGS			20	Field Review
											09-02-2008	BSB			01	Measure - No Entry

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	20,038 SF	15.38	1.00000	5	1.00	0070	1.389		1.0000	21.36	428,000
Total Card Land Units					0.46 AC	Parcel Total Land Area					0.46	Total Land Value			428,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	777	
Model	01	Residential	Bsmt Type	00	
Grade	02	Below Average	Unfin Area	0.00	N/A
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	05	Average	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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			145,899
Interior Floor 2			Net Other Adj		6,800
Heat Fuel	02	Oil	Replace Cost		152,698
Heat Type	05	Hot Water	Year Built		1947
AC Type	01	None	Effective Year Built		1990
Bedrooms	3		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		31
Total Rooms	6		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		69
Gas Fireplaces	0		Cns Sect Rcnld		105,400
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	777		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

BAS		11
BAS BSM		19
BAS BSM		21
FOP		8
		37
		16

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
FGR1	Garage - 1 Sto	L	912	52.00	1980	A	70	C	1.00	33,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	986	986	986	125.77	124,014
BSM	Basement	0	777	155	25.09	19,495
FOP	Open Porch	0	128	19	18.67	2,390
Ttl Gross Liv / Lease Area		986	1,891	1,160		145,899



98 BAYRIDGE LN

