

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
BAHR PETER M & CAROL R TT			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
PETER M BAHR & CAROL R BAHR R			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	546,900	546,900
112 BAY VIEW RD		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	429,700	429,700	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2827 Total Acres .47 Chapter Lan			Cyclical 7 Exemption W District Res Exem	RESIDNTL	1010	3,200	3,200
GIS ID F_875580_2834776		Assoc Pid#			Total		979,800	979,800	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BAHR PETER M & CAROL R TT		45012 0183	12-04-2014	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
BAHR PETER M		13214 0157	10-21-1994	Q	I	192,000	00	2023	1010	406,800	2022	1010	338,400
									1010	419,500		1010	361,600
									1010	2,100		1010	2,100
		Total						828,400		Total		702,100	
								Total				593,600	

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)	546,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	3,200
Appraised Land Value (Bldg)	429,700
Special Land Value	0
Total Appraised Parcel Value	979,800
Valuation Method	C
Total Appraised Parcel Value	979,800

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
BPO-21-255	06-07-2021	MN	Maintenance	13,000		100	06-07-2021	Insulation and weatherization	09-17-2018	SJD			20	Field Review
407	09-01-2004	AD	Addition	14,400		100		10 X 18 ADDITION	04-12-2013	VGS			20	Field Review
260	05-22-2003	AD	Addition	6,000	01-01-2004	100		8 X 8 FRONT ENTRY	09-28-2005	KP		1	00	Measure & Listed
10	01-09-2003	RM	Remodel	115,000	02-19-2003	100		REPL GARG & KITCHEN						

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	20,473 SF	15.11	1.00000	5	1.00	0070	1.389		1.0000	20.99	429,700
Total Card Land Units					0.47 AC	Parcel Total Land Area					0.47	Total Land Value			429,700

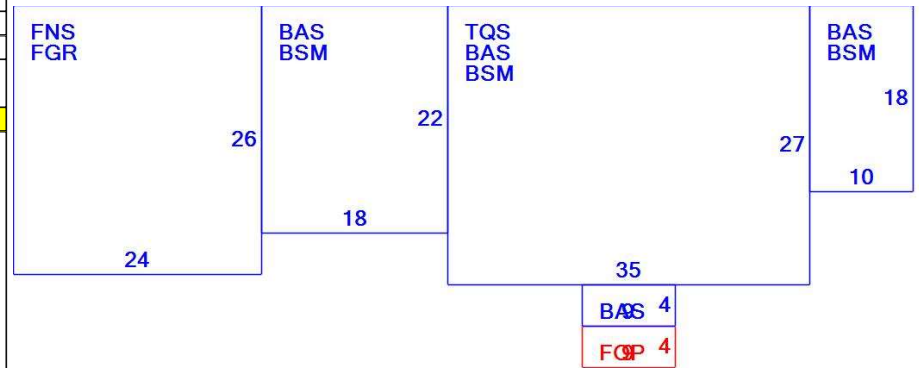
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1521	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1521				

**CONDO DATA**

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

**COST / MARKET VALUATION**

Net Other Adj	725,476
Replace Cost	23,635
Year Built	1950
Effective Year Built	1994
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	27
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	73
Cns Sect Rcnld	546,900
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
PTO	Patio	L	300	15.00	2003	A	70	C	1.00	3,200

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,557	1,557	1,557	214.19	333,500
BSM	Basement	0	1,521	304	42.81	65,115
FGR	Garage	0	624	250	85.81	53,549
FNS	Finished 90% Story	562	624	562	192.91	120,377
FOP	Open Porch	0	36	5	29.75	1,071
TQS	Three Quarter Story	709	945	709	160.70	151,864
Ttl Gross Liv / Lease Area		2,828	5,307	3,387		725,476



112 BAYVIEW RD

