

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
GAUDREAU RAYMOND A			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
GAUDREAU VIRGINIA M			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	74,300	74,300
989 EAST ST #215				0 Light		RES LAND	1010	322,900	322,900
<b>SUPPLEMENTAL DATA</b>									
DEDHAM MA 02026		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 735 Total Acres .07 Chapter Lan		Cyclical Exemption W District SEAWALL 2 Res Exem					
		GIS ID F_887349_2848923		Assoc Pid#					
							Total	397,200	397,200

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GAUDREAU RAYMOND A		LCC 47845	01-01-2001	U	I	0	1	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	80,000	2022	1010	69,700
									1010	251,700		1010	232,500
								Total		331,700	Total		302,200
								Total			Total		271,100

EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY							
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor					
									Appraised Bldg. Value (Card) 74,300					
Total			0.00					Appraised Xf (B) Value (Bldg) 0						
Nbhd			Nbhd Name				B				Appraised Ob (B) Value (Bldg) 0			
0120							Tracing				Appraised Land Value (Bldg) 322,900			
Batch											Special Land Value 0			
NOTES											Total Appraised Parcel Value 397,200			
											Valuation Method C			
											Total Appraised Parcel Value 397,200			

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
									01-11-2018	JLF	0	1	00	Measure & Listed
									04-12-2013	VGS			20	Field Review
									03-11-2011	K-D		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	3,049 SF	56.14	1.00000	5	1.00	0120	2.096		ES90	0.9000	105.90
Total Card Land Units					0.07	AC	Parcel Total Land Area					0.07	Total Land Value		322,900

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description		Element	Cd	Description	
Style	01	Ranch		Bsmt Area	0		
Model	01	Residential		Bsmt Type	06		
Grade	03	Average		Unfin Area	0.00	None	
Stories	1			<b>CONDO DATA</b>			
Occupancy	1			Parcel Id		C	Own
Exterior Wall 1	25	Vinyl Siding				B	S
Exterior Wall 2				Adjust Type	Code	Description	Factor%
Roof Structure	03	Gable		Condo Flr			
Roof Cover	03	Asphalt		Condo Unit			
Interior Wall 1	07	Pine/Wood		<b>COST / MARKET VALUATION</b>			
Interior Wall 2							
Interior Floor 1	06	Linoleum					
Interior Floor 2				Net Other Adj		101,856	
Heat Fuel	00	None		Replace Cost		5,800	
Heat Type	01	None		Year Built		107,656	
AC Type	01	None		Effective Year Built		1945	
Bedrooms	2			Depreciation Code		1990	
Full Baths	1			Remodel Rating		A	
Half Baths	0			Year Remodeled			
Extra Fixtures	1			Depreciation %		31	
Total Rooms	5			Functional Obsol			
Bath Style	02	Average		External Obsol			
Kitchen Style	02	Average		Trend Factor		1,000	
Extra Kitchens	0			Condition			
Fireplaces	0			Condition %			
Extra Openings	0			Percent Good		69	
Gas Fireplaces	0			Cns Sect Rcnld		74,300	
Sq Ft Fin Bsmt	0			Dep % Ovr			
FBM Quality				Dep Ovr Comment			
Foundation	06	Poured Conc		Misc Imp Ovr			
Bsmt Garage	0			Misc Imp Ovr Comment			
Bsmt Area	0			Cost to Cure Ovr			
				Cost to Cure Ovr Comment			

<b>BAS</b>	
21	
35	

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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	735	735	735	138.58	101,856	
Ttl Gross Liv / Lease Area		735	735	735		101,856	

