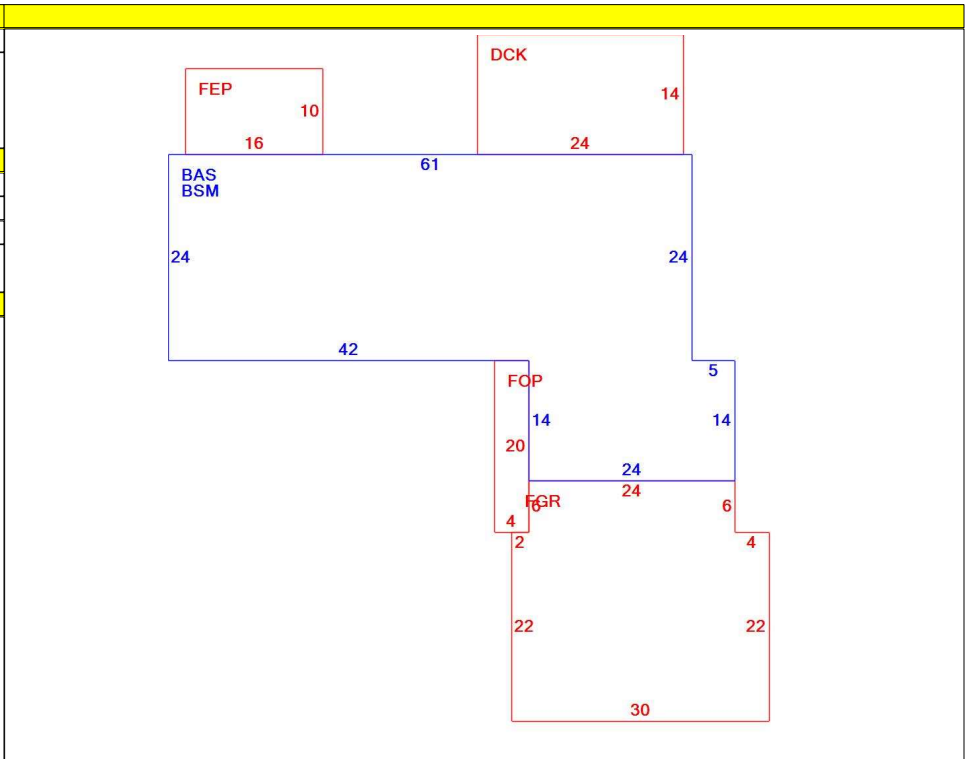


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
NARDONE JOSEPH J NARDONE LAUREL 108 LAKE SHORE DR DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed								
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	305,800	305,800								
				0	Medium	0	Pond Vw	RES LAND	1010	399,300	399,300								
SUPPLEMENTAL DATA										RESIDNTL	1010	900	900						
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1800 Total Acres 1.294 Chapter Lan GIS ID F_856288_2837020				Cyclical 2 Exemption W District Res Exem Assoc Pid#						Total		706,000	706,000						
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)								
NARDONE JOSEPH J			4719	0061	09-10-1979	U	I	51,900		1	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
											2023	1010	328,700	2022	1010	295,200	2021	1010	293,600
												1010	355,800		1010	320,400		1010	260,000
												1010	600		1010	600		1010	600
											Total		685,100	Total		616,200	Total		554,200
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			Appraised Bldg. Value (Card)				305,800		
0030												Appraised Xf (B) Value (Bldg)				0			
												Appraised Ob (B) Value (Bldg)				900			
												Appraised Land Value (Bldg)				399,300			
												Special Land Value				0			
												Total Appraised Parcel Value				706,000			
												Valuation Method				C			
												Total Appraised Parcel Value				706,000			
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		
2015-197	08-24-2015	MN	Maintenance	14,650		100		STRIP & REROOF 35 SQUARE				09-13-2018	JLF			20	Field Review		
											11-18-2014	JLF	7	1	00	Measure & Listed			
											04-12-2013	VGS			20	Field Review			
											05-01-2007	BSB		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	40,000 SF	8.75	1.00000	5	1.00	0030	0.886	GOOD POND VIEW		V125	1.2500	9.69	387,600		
1	1010	Single Family	WP	Residual	0.376 AC	35,000.00	1.00000	5	1.00	0030	0.886			1.0000	0.71	11,700			
Total Card Land Units					1.29 AC	Parcel Total Land Area					1.29	Total Land Value					399,300		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1800	
Model	01	Residential	Bsmt Type	04	
Grade	04	Above Ave	Unfin Area	0.00	Full
Stories	1		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			383,689
Interior Floor 2			Net Other Adj		29,498
Heat Fuel	03	Gas	Replace Cost		413,185
Heat Type	05	Hot Water	Year Built		1963
AC Type	03	Central	Effective Year Built		1995
Bedrooms	3		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		26
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		74
Gas Fireplaces	0		Cns Sect Rcnld		305,800
Sq Ft Fin Bsmt	406		Dep % Ovr		
FBM Quality	05	Living Area	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1800		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	240	21.00	1981	P	35	D	0.50	900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,800	1,800	1,800	146.22	263,201
BSM	Basement	0	1,800	360	29.24	52,640
DCK	Deck	0	336	34	14.80	4,972
FEP	Finished Enclosed Porch	0	160	96	87.73	14,037
FGR	Garage	0	804	322	58.56	47,084
FOP	Open Porch	0	80	12	21.93	1,755
Ttl Gross Liv / Lease Area		1,800	4,980	2,624		383,689

