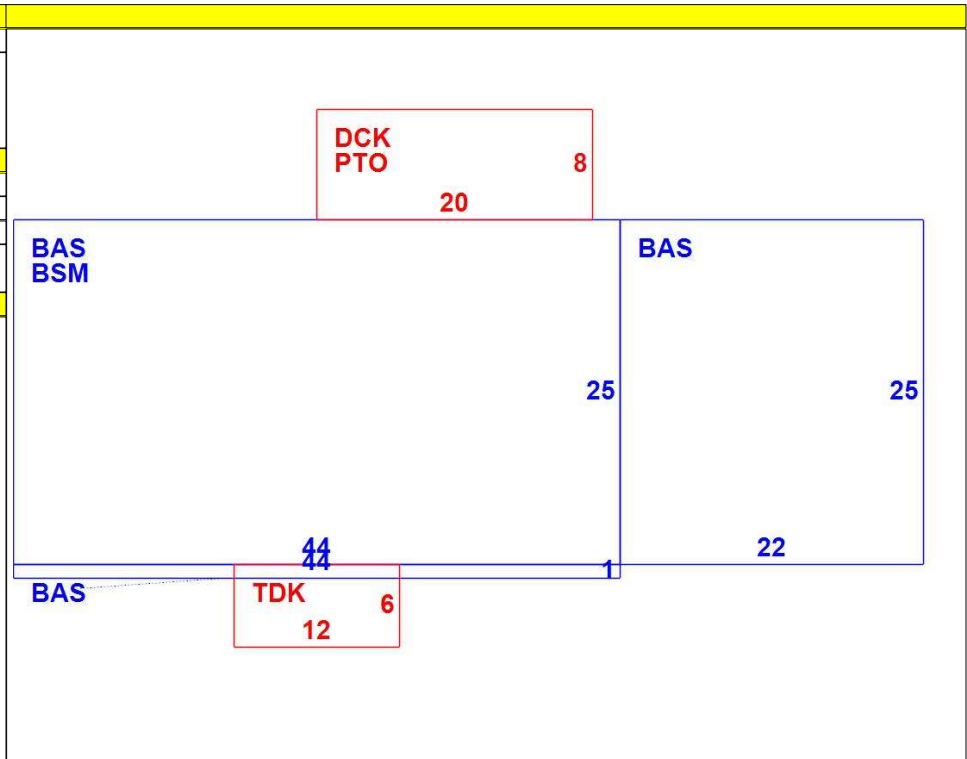


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION				
NICHOLS KRISTEN JAMES HEIDI A 56 LAKE SHORE DR DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed							
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	279,400	279,400							
		SUPPLEMENTAL DATA		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1144 Total Acres .81 Chapter Lan GIS ID F_855870_2836121		Cyclical 2 Exemption W District Res Exem Assoc Pid#		RES LAND	1010	376,900	376,900							
								RESIDNTL	1010	12,600	12,600							
										Total	668,900	668,900						
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
NICHOLS KRISTEN NICHOLS KRISTEN WINBERG LEOANRD A TT		57857	225	04-27-2023		U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		52328	117	02-10-2020		U	I	100	1A	2023	1010	232,600	2022	1010	192,200	2021	1010	169,500
		15535	0293	10-03-1997		U	I	100	1F	1010	335,900	1010	304,900	1010	244,900			
										1010	700	1010	700	1010	700			
										Total	569,200	Total	497,800	Total	415,100			
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)				279,400				
0030										Appraised Xf (B) Value (Bldg)				0				
										Appraised Ob (B) Value (Bldg)				12,600				
										Appraised Land Value (Bldg)				376,900				
										Special Land Value				0				
										Total Appraised Parcel Value				668,900				
										Valuation Method				C				
										Total Appraised Parcel Value				668,900				
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			
QPO-23-71	03-31-2023	MN	Maintenance	7,000		100	03-31-2023	REPLACE & INTALL DOOR UNI		04-20-2023	SJT	5		01	Measure - No Entry			
BPO-22-470	12-05-2022	BP	Bldg Permit	60,000	04-20-2023	100		Construct a 8x10 bathroom in the		09-13-2018	JLF			20	Field Review			
BPO-22-270	07-05-2022	RM	Remodel	21,614		100	07-05-2022	RENOVATE BATHROOM		04-12-2013	VGS			20	Field Review			
19990278	12-23-1999	NC	New Construct	2,500		100		8X20 DECK		03-28-2013	AO	6	6	30	Quality Control			
										08-08-2007	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	35,300	SF	9.64	1.00000	5	1.00	0030	0.886			V125	1.2500	10.68	376,900
Total Card Land Units					0.81	AC	Parcel Total Land Area				0.81	Total Land Value				376,900		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	1100	
Model	01	Residential	Bsmt Type	03	
Grade	04	Above Ave	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
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	06	Partial			
Bedrooms	2				
Full Baths	3				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	5				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	950				
FBM Quality	02	Low Quality			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1100				

CONDO DATA			
Parcel Id	C	Owne	
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Net Other Adj		346,808	
Replace Cost		46,748	
Year Built		1970	
Effective Year Built		1992	
Depreciation Code		A	
Remodel Rating			
Year Remodeled			
Depreciation %		29	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		71	
Cns Sect Rcnld		279,400	
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
SHD1	Shed	L	200	21.00	2022	G	85	B	1.50	5,400
PTO	Patio	L	361	15.00	2022	A	70	C	1.00	3,800
SPL4	Above Ground	L	615	8.00	2022	A	70	C	1.00	3,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,694	1,694	1,694	178.31	302,053
BSM	Basement	0	1,100	220	35.66	39,228
DCK	Deck	0	160	16	17.83	2,853
PTO	Patio	0	160	8	8.92	1,426
TDK	Trex Deck	0	72	7	17.34	1,248
Ttl Gross Liv / Lease Area		1,694	3,186	1,945		346,808

