

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BROWN NANCY G			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
251 CLEARWATER DR			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	278,000	278,000	
DUXBURY MA 02332		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	469,900	469,900		
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1391 Total Acres .927 Chapter Lan GIS ID F_859536_2836249		Cyclical 2 Exemption W District Res Exem Assoc Pid#			RESIDNTL	1010	10,500	10,500		
							Total	758,400	758,400	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BROWN NANCY G		16503 0161	08-14-1998	U	I		1 1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	269,000	2022	1010	226,900	2021	1010	199,000
									1010	504,300		1010	320,400		1010	309,300
									1010	7,700		1010	7,700		1010	4,300
							Total	781,000	Total	555,000	Total	512,600				

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) 278,000			
			Total	0.00					Appraised Xf (B) Value (Bldg) 0			

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			Batch

NOTES			
<p>Appraised Land Value (Bldg) 469,900</p> <p>Special Land Value 0</p> <p>Total Appraised Parcel Value 758,400</p> <p>Valuation Method C</p> <p>Total Appraised Parcel Value 758,400</p>			

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
										09-14-2020	SJT	5		20	Field Review
										09-18-2018	SJD			20	Field Review
										04-12-2013	VGS			20	Field Review
										08-07-2007	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	40,000 SF	8.75	1.00000	5	1.00	0060	1.341			11.74	469,400	
1	1010	Single Family		Residual	0.009 AC	35,000.00	1.08695	5	1.00	0060	1.341			1.25	500	
Total Card Land Units					0.93 AC	Parcel Total Land Area					0.93	Total Land Value				469,900

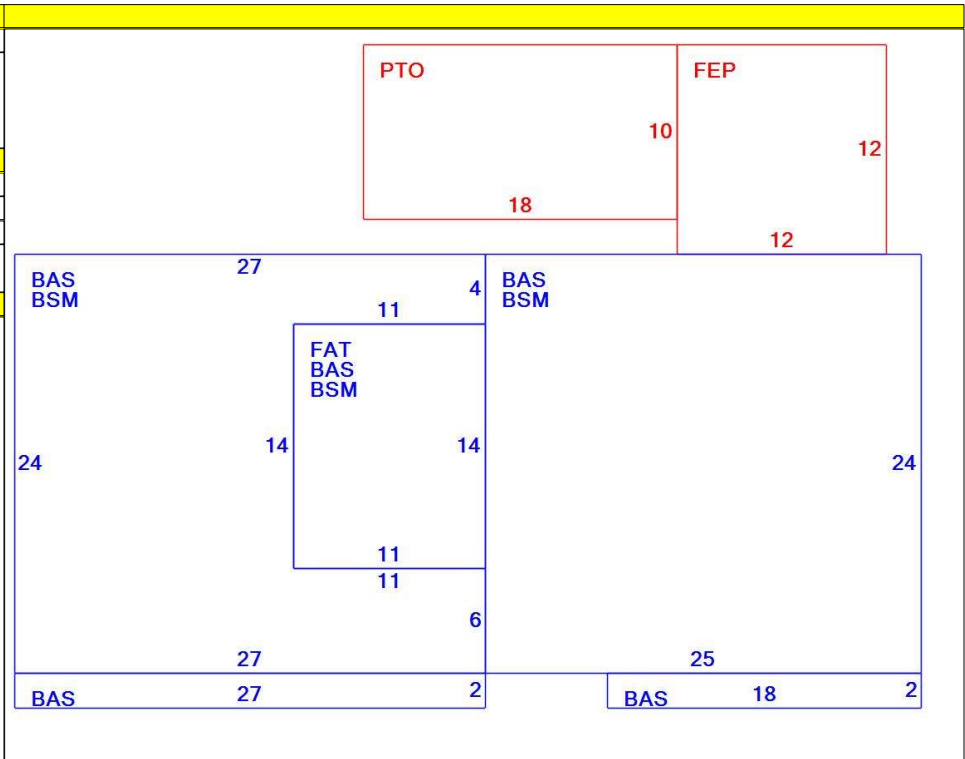
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	1248	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		352,754
Interior Floor 2			Replace Cost		38,740
Heat Fuel	03	Gas	Year Built		1973
Heat Type	04	Forced Air-Duc	Effective Year Built		1992
AC Type	01	None	Depreciation Code		A
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		29
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		71
Extra Openings	1		Cns Sect Rcnld		278,000
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	572		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	1248		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
GNR	GENERATOR	L	1	12400.00	2019	G	85	C	1.00	10,500

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,338	1,338	1,338	204.02	272,981
BSM	Basement	0	1,248	250	40.87	51,006
FAT	Finished Attic	46	154	46	60.94	9,385
FEP	Finished Enclosed Porch	0	144	86	121.85	17,546
PTO	Patio	0	180	9	10.20	1,836
Ttl Gross Liv / Lease Area		1,384	3,064	1,729		352,754



251 CLEARWATER DR

