

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
NIGHTINGALE PETER T			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
CLOUGH AMANDA L			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	176,000	176,000	
160 LAUREL ST		SUPPLEMENTAL DATA			RES LAND	1010	379,800	379,800		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1272 Total Acres 1.768 Chapter Lan GIS ID F_864767_2857420			Cyclical 3 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	21,000	21,000	
						Total		576,800	576,800	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
NIGHTINGALE PETER T		51420 189	07-26-2019	Q	I	462,000	00	Year	Code	Assessed	Year	Code	Assessed
RESTIVO LAURA		48084 0176	02-03-2017	Q	I	427,500	00	2023	1010	188,500	2022	1010	165,900
HORAN CYNTHIA D		30775 0030	06-23-2005	Q	I	435,000	00		1010	394,900		1010	325,500
RUSSELL SUZANNE E (80%)		26076 0040	08-05-2003	U	I	100	1F		1010	16,100		1010	16,100
160 LAUREL ST RLTY TRUST		17377 0029	04-22-1999	U	I	100	1F	Total		599,500	Total		507,500
								Total		451,800	Total		451,800

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	

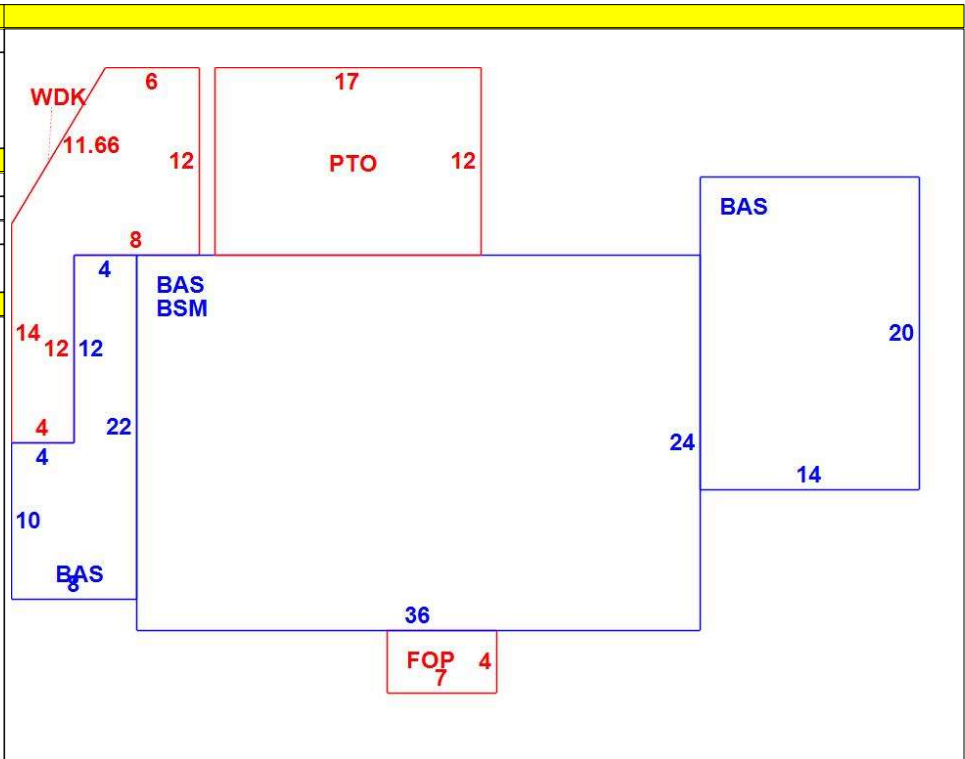
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			176,000
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			21,000
Appraised Land Value (Bldg)			379,800
Special Land Value			0
Total Appraised Parcel Value			576,800
Valuation Method			C
Total Appraised Parcel Value			576,800

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
EPO-23-450	09-05-2023	EL	Electric			0		INTALL 24 KW GENERAC GEN	03-12-2020	SJT	4		30	Quality Control
QPO-22-29	11-17-2022	MN	Maintenance	15,999		100		New Roof	01-15-2020	SJT	10		00	Measure & Listed
QP-19-319	12-20-2019	MN		8,481		100		CHIMNEY REPAIRS	11-27-2017	SJD	9		01	Measure - No Entry
208	10-01-2010	AD	Addition	28,000		100		14X20 SIN STY ADD	04-12-2013	VGS			20	Field Review
359	10-13-2006	AD	Addition	3,500		100		3X6 FRONT ENTRY	08-18-2011	KP		4	01	Measure - No Entry
410	09-02-2005	AD	Addition	14,000		100		4X14 1STRY 10X16 DK						
14475	05-15-1997	NC	New Construct	15,000	06-10-1998	100		24X24 DETACHED GARAG						

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	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	WP	Residual	0.850 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	29,800
Total Card Land Units					1.77 AC	Parcel Total Land Area					1.77	Total Land Value			379,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	864	
Model	01	Residential	Bsmt Type	03	
Grade	03	Average	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
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	Net Other Adj		219,141
Interior Floor 2			Replace Cost		28,700
Heat Fuel	02	Oil	Year Built		1969
Heat Type	04	Forced Air-Duc	Effective Year Built		1992
AC Type	03	Central	Depreciation Code		A
Bedrooms	2		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		29
Extra Fixtures	2		Functional Obsol		
Total Rooms	6		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	0		Cns Sect Rcnd		176,000
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	564		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	864		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
FGR1	Garage - 1 Sto	L	576	52.00	1997	A	70	C	1.00	21,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,272	1,272	1,272	148.57	188,981
BSM	Basement	0	864	173	29.75	25,703
FOP	Open Porch	0	28	4	21.22	594
PTO	Patio	0	204	10	7.28	1,486
WDK	Deck	0	162	16	14.67	2,377
Ttl Gross Liv / Lease Area		1,272	2,530	1,475		219,141

