

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
NEPRUD KIRK E & LAURA A TT JJKL NOMINEE REALTY TRUST 124 FRANKLIN ST  DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	384,500	384,500	
		SUPPLEMENTAL DATA		Cyclical 3 Exemption W District Res Exem		RESIDNTL	1010	288,600	288,600			
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2347 Total Acres .344 Chapter Lan GIS ID F_868516_2853235		Assoc Pid#		RESIDNTL		1010	60,500	24,800	Total		733,600	697,900

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
NEPRUD KIRK E & LAURA A TT		57456 331	11-29-2022	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
NEPRUD KIRK E		42829 0226	03-22-2013	U	I	100	1A	2023	1010	298,600	2022	1010	248,300	2021	1010	253,500
NEPRUD KIRK E & ABRAMS JEANETTE		40330 0131	09-19-2011	U	I	100	1A		1010	299,800		1010	249,700		1010	210,800
NEPRUD KIRK E		40290 0244	09-06-2011	U	I	100	1A		1010	18,000		1010	18,000		1010	18,000
NEPRUD FAMILY NOM RLTY TRUST		25896 0214	07-23-2003	U	I	100	1F	Total		616,400	Total		516,000	Total		482,300

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

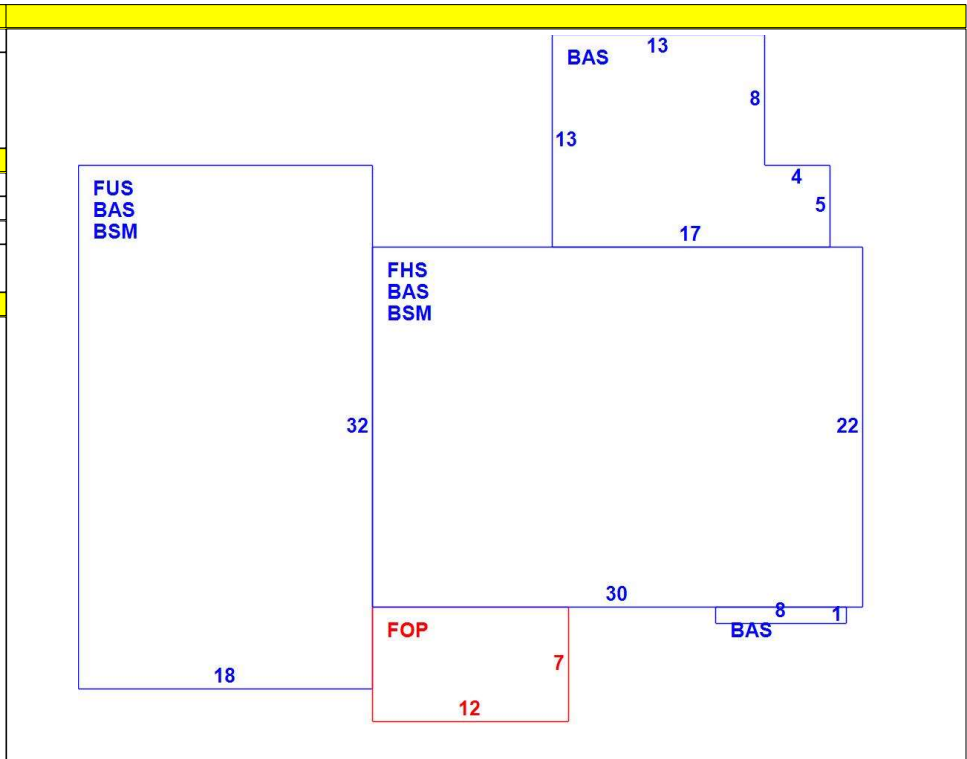
  

APPRAISED VALUE SUMMARY											
Appraised Bldg. Value (Card)										384,500	
Appraised Xf (B) Value (Bldg)										0	
Appraised Ob (B) Value (Bldg)										60,500	
Appraised Land Value (Bldg)										288,600	
Special Land Value										0	
Total Appraised Parcel Value										733,600	
Valuation Method										C	
Total Appraised Parcel Value										733,600	

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
BPO-23-44	02-03-2023	RM	Remodel	69,000		100		REMDL KTCHN & BATHRM. RE	10-20-2022	SJT	10		01	Measure - No Entry
QPO-21-33	12-23-2021	MN	Maintenance	7,875		100	12-23-2021	STRIP & REROOF	04-12-2013	VGS			20	Field Review
2015-182	06-23-2015	MS	Miscellaneous	18,000		100		INSTALL SOLAR ELECTRIC PA	03-28-2013	AO	6	6	30	Quality Control
56	02-28-2007	RM	Remodel	22,500		100		580'BASEMNT,WNDS,KIT	08-23-2007	KP		1	00	Measure & Listed
20000428	10-27-2000	AD	Addition	70,000	11-17-2001	100		2-STORY ADDITION						
12490	08-10-1992	NC	New Construct	13,000	01-01-1993	100		FREE STANDING GARAGE						

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	14,968 SF	19.28	1.00000	5	1.00	0050	1.000		1.0000	19.28	288,600
Total Card Land Units					0.34 AC	Parcel Total Land Area					0.34	Total Land Value			288,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	1236	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	25	Vinyl Siding	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		498,391
Interior Floor 2			Replace Cost		35,588
Heat Fuel	03	Gas	Year Built		1935
Heat Type	05	Hot Water	Effective Year Built		1993
AC Type	01	None	Depreciation Code		G
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		28
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		72
Extra Openings	0		Cns Sect Rcnd		384,500
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	575		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	05	Conc Block	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1236		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
FGR2	Garage - 1 St	L	528	63.00	1993	A	70	C	1.00	23,300
PTO	Patio	L	144	15.00	2000	A	70	C	1.00	1,500
SLR	Solar Panels	L	28	1050.00	2015	G	85	C	1.00	35,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,433	1,433	1,433	191.76	274,796
BSM	Basement	0	1,236	247	38.32	47,365
FHS	Finished Half Story	330	660	330	95.88	63,282
FOP	Open Porch	0	84	13	29.68	2,493
FUS	Finished Upper Story	576	576	576	191.76	110,455
Ttl Gross Liv / Lease Area		2,339	3,989	2,599		498,391

