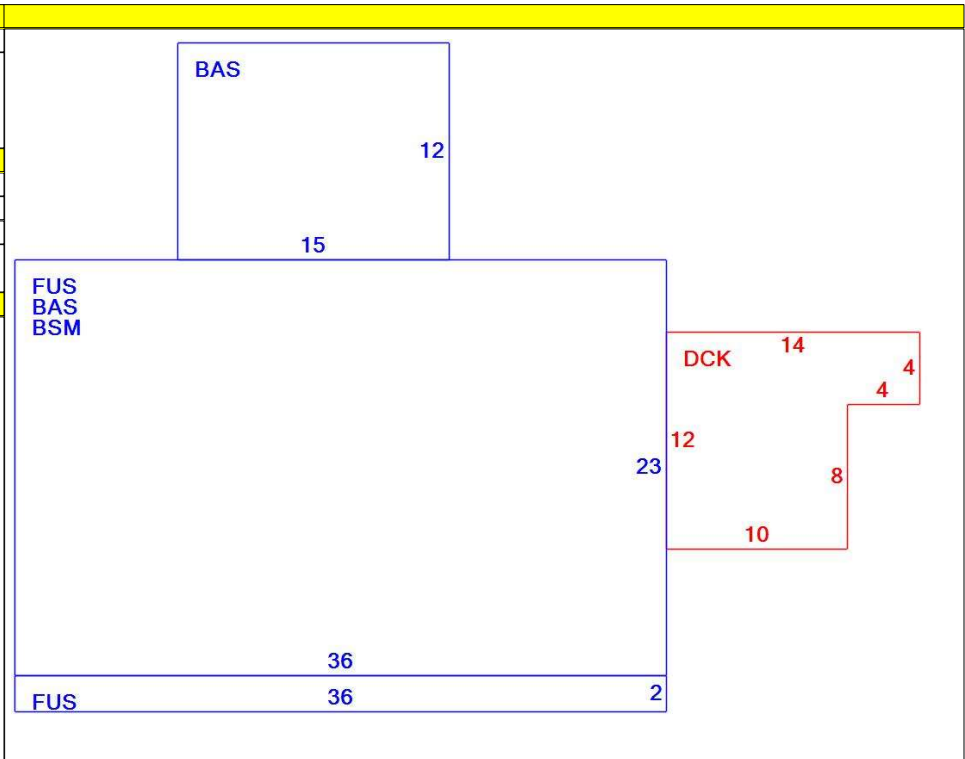


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION			
NIGHTINGALE GERARD F NIGHTINGALE ELIZABETH C 4 SOUTH PASTURE LN DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed						
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	247,200	247,200						
		SUPPLEMENTAL DATA		Alt Prcl ID		Cyclical		3		RES LAND	1010	350,600	350,600				
		Scnd Home 500262		Exemption		W		RESIDNTL	1010	4,100	4,100						
		Tax Class T		District		Res Exem		Total		601,900	601,900						
		Total Acres 1.998		Chapter Lan		Assoc Pid#											
		GIS ID F_862733_2856188															
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)			
PEACOCK REAL ESTATE HOLDINGS LL		58033	205	06-23-2023		U	I			100	1A	Year	Code	Assessed	Year	Code	Assessed
NIGHTINGALE GERARD F		31638	0289	10-31-2005		U	I			439,900	1	2023	1010	187,800	2022	1010	171,700
MOREAU EUGENE J		26981	0337	11-07-2003		Q	I			425,000	00		1010	366,000		1010	301,900
MOREAU EUGENE J		26981	0337	11-07-2003		Q	I			425,000	00		1010	2,700		1010	2,700
GONZALEZ ALEJANDRO		22711	0195	08-27-2002		Q	I			425,000	00	Total		556,500	Total		476,300
												Total		473,200	Total		473,200
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							APPRAISED VALUE SUMMARY				
													Appraised Bldg. Value (Card) 247,200				
													Appraised Xf (B) Value (Bldg) 0				
													Appraised Ob (B) Value (Bldg) 4,100				
													Appraised Land Value (Bldg) 350,600				
													Special Land Value 0				
													Total Appraised Parcel Value 601,900				
													Valuation Method C				
													Total Appraised Parcel Value 601,900				
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		
										09-18-2018	SJD			20	Field Review		
										04-12-2013	VGS			20	Field Review		
										03-10-2006	KP		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	0050	1.000			ES90	0.9000	8.75	315,000
1	1010	Single Family	WP	Residual	1.084	AC 35,000.00	0.93834	5	1.00	0050	1.000				1.0000	0.75	35,600
Total Card Land Units					2.00	AC	Parcel Total Land Area					2.00	Total Land Value			350,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	828	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	2				
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		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			332,452
Interior Floor 2			Net Other Adj		15,675
Heat Fuel	03	Gas	Replace Cost		348,126
Heat Type	05	Hot Water	Year Built		1972
AC Type	01	None	Effective Year Built		1992
Bedrooms	4		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	8		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		71
Gas Fireplaces	0		Cns Sect Rcnld		247,200
Sq Ft Fin Bsmt	207		Dep % Ovr		
FBM Quality	02	Low Quality	Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	828		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	280	21.00	1980	A	70	C	1.00	4,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,008	1,008	1,008	159.22	160,494
BSM	Basement	0	828	166	31.92	26,431
DCK	Deck	0	136	14	16.39	2,229
FUS	Finished Upper Story	900	900	900	159.22	143,298
Ttl Gross Liv / Lease Area		1,908	2,872	2,088		332,452



87 DUXBOROUGH TRL

