

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
GOLDMAN NICHOLAS A			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA	
GOLDMAN MANDY L			0 No Sewer	0 Paved	0 Average	RESIDNTL	1090	1,337,000	1,337,000		
65 JOY LN				0 Light		RES LAND	1090	413,800	413,800		
SUPPLEMENTAL DATA											
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 5530 Total Acres 10.721 Chapter Lan GIS ID F_869182_2848996			Cyclical 3 Exemption W District Res Exem Assoc Pid#						VISION
						Total	1,839,200	1,839,200			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
GOLDMAN NICHOLAS A		53001 22	06-30-2020	Q	I	1,245,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
HILL JANE TT		44774 0300	09-25-2014	U	I	1	1A	2023	1090	1,038,400	2022	1090	928,500	2021	1090	820,600
MCCLELLAN JANE		16589 0140	09-10-1998	Q	I	538,125	00		1090	453,200		1090	379,100		1090	317,600
									1090	56,100		1090	56,100		1090	60,200
								Total	1,547,700	Total	1,363,700	Total	1,198,400			

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							
0050											
NOTES								Appraised Bldg. Value (Card) 1,337,000			
								Appraised Xf (B) Value (Bldg) 0			
								Appraised Ob (B) Value (Bldg) 88,400			
								Appraised Land Value (Bldg) 413,800			
								Special Land Value 0			
								Total Appraised Parcel Value 1,839,200			
								Valuation Method C			
								Total Appraised Parcel Value 1,839,200			

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-23-9	01-12-2023	MN	Maintenance	5,400		100	01-12-2023	INSTALL 3 WINDOWS	04-26-2021	SJD	9	1	07	Measure - Info @ Door	
20000199	05-25-2000	MN	Maintenance	1,500		100		STRIP & REROOF BARN	02-04-2020	SJT	0		20	Field Review	
19990117	03-31-1999	DM	Demolish	1,000		100		DM BARN	04-12-2013	VGS			20	Field Review	
15296	02-01-1999	DM	Demolish	8,000	03-31-2000	100		DM PST BM SECT DWELL	09-17-2003	KP		1	00	Measure & Listed	
15294	02-01-1999	NC	New Construct	240,000	03-31-2000	100		1 STY W/GAR&DCK							
15254	12-22-1998	DM	Demolish	1,000		100		DEM INTERIOR							
10533	08-03-1987	AD	Addition	26,000		100		ATT'D GAR & BREEZWAY							

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	1090	Multi Houses	PD	Primary	40,000	SF 8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,000	
1	1090	Multi Houses	PD	Residual	4.803	AC 35,000.00	0.31977	5	1.00	0050	1.000		1.0000	0.26	53,800	
1	1090	Multi Houses	WP	Undevelop	5.000	AC 2,000.00	1.00000	0	1.00	0050	1.000		1.0000	0.05	10,000	
Total Card Land Units					10.72	AC	Parcel Total Land Area					10.72	Total Land Value			413,800

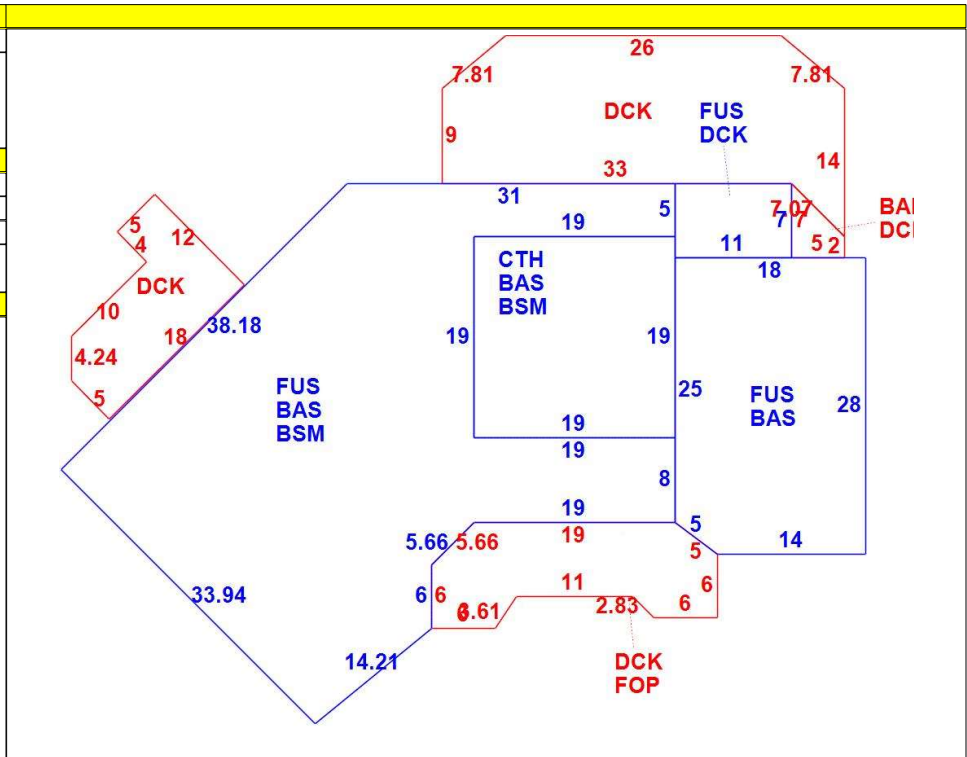
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1827	
Model	01	Residential	Bsmt Type	03	
Grade	08	Excellent	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	04	Hip			
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	03	Central			
Bedrooms	5				
Full Baths	3				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	9				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	608				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	3				
Bsmt Area	1827				

CONDO DATA				
Parcel Id		C	Owne	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION				
Net Other Adj				1,112,208
Replace Cost				67,025
Year Built				1,179,233
Effective Year Built				1999
Depreciation Code				2005
Remodel Rating				A
Year Remodeled				
Depreciation %			16	
Functional Obsol				
External Obsol				
Trend Factor			1.000	
Condition				
Condition %				
Percent Good			84	
Cns Sect Rcnd				990,600
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
BRN4	Barn - 1 S Lft/	L	900	58.00	1999	A	70	C	1.00	36,500
SHD1	Shed	L	144	21.00	1999	A	70	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAL	Balcony	0	23	2	19.74	454
BAS	First Floor	2,325	2,325	2,325	227.03	527,839
BSM	Basement	0	1,827	365	45.36	82,865
CTH	Cathedral Ceiling	0	361	36	22.64	8,173
DCK	Deck	0	984	98	22.61	22,249
FOP	Open Porch	0	210	32	34.59	7,265
FUS	Finished Upper Story	2,041	2,041	2,041	227.03	463,363
Ttl Gross Liv / Lease Area		4,366	7,771	4,899		1,112,208

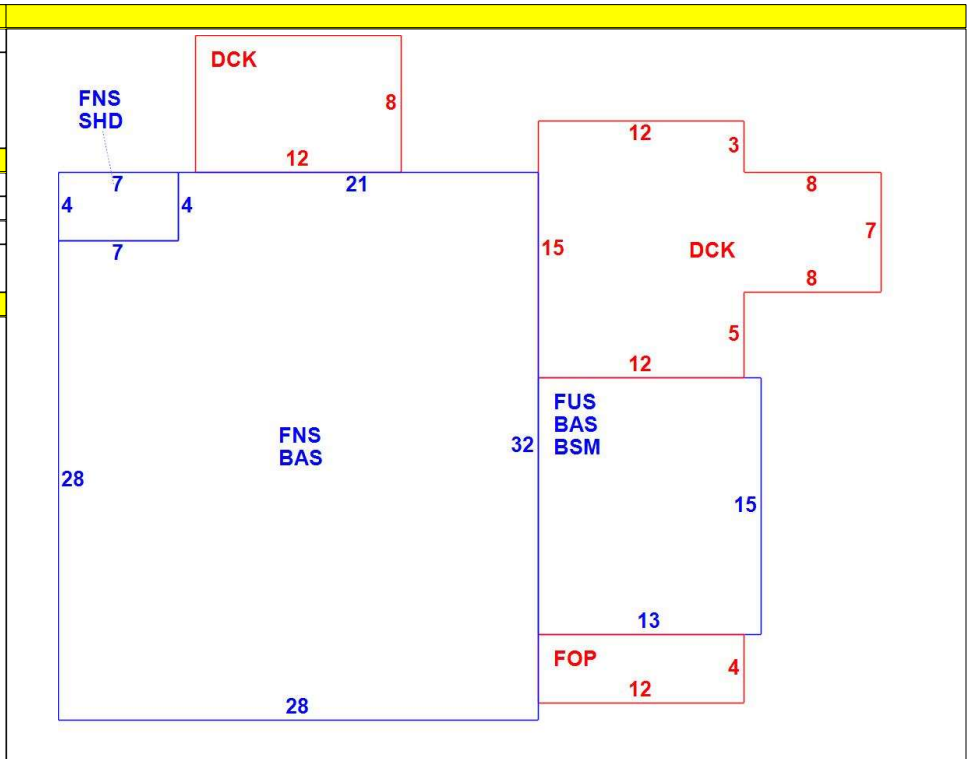


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION							
GOLDMAN NICHOLAS A GOLDMAN MANDY L 65 JOY LN DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed	RESIDNTL 1090 1,337,000 1,337,000 RES LAND 1090 413,800 413,800 RESIDNTL 1090 88,400 88,400									
		0	No Sewer	0	Paved	0	Average														
		SUPPLEMENTAL DATA		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 5530 Total Acres 10.721 Chapter Lan GIS ID F_869182_2848996		Cyclical 3 Exemption W District Res Exem Assoc Pid#															
										Total	1,839,200	1,839,200									
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
GOLDMAN NICHOLAS A HILL JANE TT MCCLELLAN JANE		53001	22	06-30-2020	Q	I	1,245,000	00					Year	Code	Assessed	Year	Code	Assessed			
		44774	0300	09-25-2014	U	I	1	1A	2023	1090	1,038,400	2022	1090	928,500	2021	1090	820,600				
		16589	0140	09-10-1998	Q	I	538,125	00	1090	453,200	1090	379,100	1090	317,600	1090	60,200					
										Total	1,547,700	Total	1,363,700	Total	1,198,400						
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)				1,337,000							
0050										Appraised Xf (B) Value (Bldg)				0							
										Appraised Ob (B) Value (Bldg)				88,400							
										Appraised Land Value (Bldg)				413,800							
										Special Land Value				0							
										Total Appraised Parcel Value				1,839,200							
										Valuation Method				C							
										Total Appraised Parcel Value				1,839,200							
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				
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				
2	1090	Multi Houses			0.000	AC	0.00	1.00000	0	1.00	0050	1.000			0.0000	0.00	0				
Total Card Land Units					0.00	AC	Parcel Total Land Area			10.72	Total Land Value					0					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	195	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.85				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	02	Shed			
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	01	None			
Bedrooms	2				
Full Baths	1				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	4				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	195				

CONDO DATA				
Parcel Id		C	Owne	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Net Other Adj		509,704
Replace Cost		7,250
Year Built		1978
Effective Year Built		1988
Depreciation Code		F
Remodel Rating		
Year Remodeled		
Depreciation %		33
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		67
Cns Sect Rcnld		346,400
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
SPL2	Ing Pool-Good	L	800	89.00	1980	A	70	C	1.00	49,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,063	1,063	1,063	236.74	251,656
BSM	Basement	0	195	39	47.35	9,233
DCK	Deck	0	332	33	23.53	7,812
FNS	Finished 90% Story	806	896	806	212.96	190,814
FOP	Open Porch	0	48	7	34.52	1,657
FUS	Finished Upper Story	195	195	195	236.74	46,165
SHD	Attached Shed	0	28	10	84.55	2,367
Ttl Gross Liv / Lease Area		2,064	2,757	2,153		509,704

