

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION				
NAGLE JAMES B NAGLE KERRI F 369 FRANKLIN ST DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed							
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	472,800	472,800							
		SUPPLEMENTAL DATA		RES LAND		RESIDNTL		RESIDNTL		1010		81,800				81,800		
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2746 Total Acres 1.828 Chapter Lan GIS ID F_866034_2850475		Cyclical Exemption W District Res Exem		3		Assoc Pid#		Total		936,500		936,500						
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
NAGLE JAMES B		18514	0313	05-12-2000	Q	I	307,500	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
										2023	1010	357,900	2022	1010	327,300	2021	1010	290,300
											1010	397,100		1010	327,300		1010	272,800
											1010	30,800		1010	30,800		1010	23,100
Total										785,800		Total		685,400		Total		586,200
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													
ASSESSING NEIGHBORHOOD																		
Nbhd		Nbhd Name		B		Tracing		Batch										
0050																		
NOTES																		
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-21-22	09-16-2021	MN	Maintenance	3,203		100	10-18-2021	Weatherization and air sealing.			10-20-2022	SJT	10		07	Measure - Info @ Door		
2012-330	12-19-2012	NC	New Construct	22,100	07-23-2013	100		20X17 DECK WITH SPA			07-23-2013	BH			01	Measure - No Entry		
163	09-02-2009	NC	New Construct	23,800		100		16X20 DECK W/RAMP			04-12-2013	VGS			20	Field Review		
											10-10-2012	KP	6		30	Quality Control		
											09-01-2010	KP			08	Measure - Interior Refusal		
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	RC	Residual	0.910 AC	35,000.00	1.00000	5	1.00	0050	1.000					1.0031	0.80	31,900
Total Card Land Units					1.83	AC	Parcel Total Land Area					1.83	Total Land Value				381,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1120	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	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			634,584
Interior Floor 2			Net Other Adj		31,320
Heat Fuel	03	Gas	Replace Cost		665,904
Heat Type	05	Hot Water	Year Built		1750
AC Type	03	Central	Effective Year Built		1992
Bedrooms	3		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		29
Total Rooms	9		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	5		Percent Good		71
Gas Fireplaces	0		Cns Sect Rcnd		472,800
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	03	Stone	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1120		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
WDK	Deck	L	140	21.00	1985	A	70	C	1.00	2,100
FGR5	Garage - 2 Sto	L	696	91.00	1985	A	70	C	1.00	44,300
HTB	Hot Tub	L	1	10500.00	2013	A	70	C	1.00	7,400
GNR	GENERATOR	L	1	12400.00	2021	G	85	C	1.00	10,500
PTO	Patio	L	25,00	1.00	2010	A	70	C	1.00	17,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,626	1,626	1,626	208.54	339,084
BSM	Basement	0	1,120	224	41.71	46,713
FUS	Finished Upper Story	1,120	1,120	1,120	208.54	233,564
WDK	Deck	0	734	73	20.74	15,223
Ttl Gross Liv / Lease Area		2,746	4,600	3,043		634,584

