

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
NELSON JACOB C			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
NELSON BETH C			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	346,900	346,900
70 S RIVER LN W				0 Medium		RES LAND	1010	498,700	498,700
SUPPLEMENTAL DATA									
Alt Prcl ID				Cyclical 4					
Scnd Home				Exemption					
Tax Class T				W					
Tot Fin Area 1768				District					
Total Acres 1.538				Res Exem					
Chapter Lan									
GIS ID F_864189_2848126				Assoc Pid#					
						Total		845,600	845,600

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
NELSON BETH C	57837	25	04-19-2023	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed			
NELSON JACOB C	45699	0023	06-23-2015	U	I	100	1A	2023	1010	266,100	2022	1010	244,300			
NELSON JACOB C	41534	0130	06-20-2012	Q	I	430,000	00		1010	535,300		1010	339,900			
FOWLER HELEN L	15884	0279	02-12-1998	U	I	100	1F									
								Total		801,400	Total		584,200	Total		550,000

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	346,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	498,700
Special Land Value	0
Total Appraised Parcel Value	845,600
Valuation Method	C
Total Appraised Parcel Value	845,600

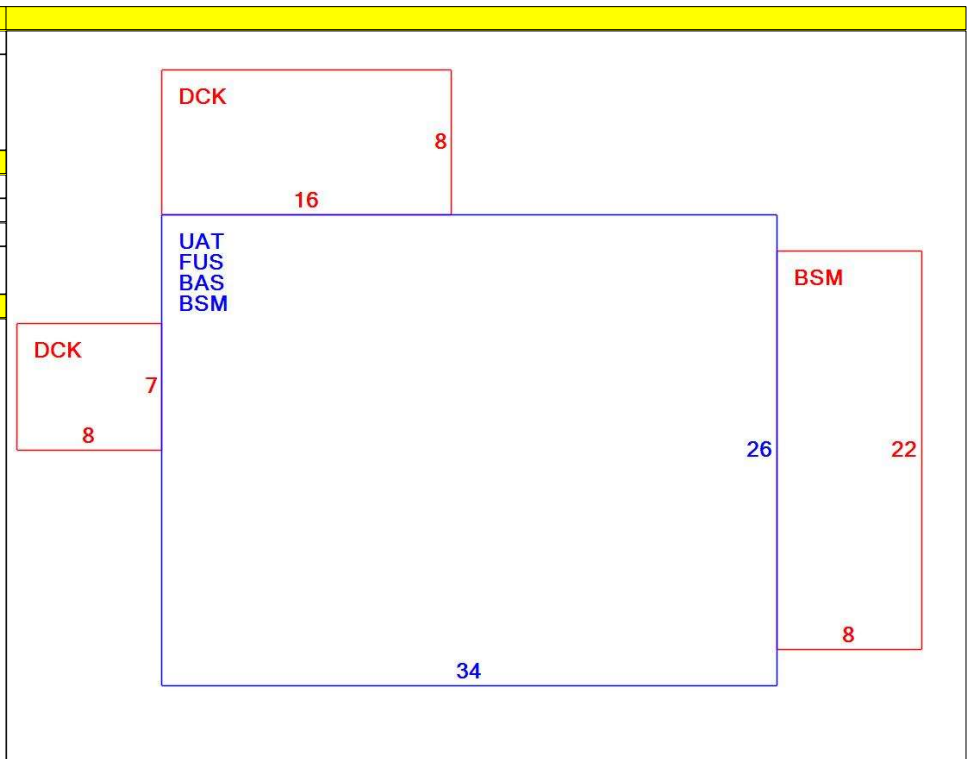
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			

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
12476	07-31-1992	RM	Remodel	2,800	01-01-1993	100		REMOVE DK +2SMALL DK			09-12-2018	SJD	6		20	Field Review
											04-12-2013	VGS			20	Field Review
											07-03-2007	BSB		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	0060	1.341			1.0000	11.74	469,400
1	1010	Single Family	WP	Residual	0.625	AC 35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.08	29,300
					Total Card Land Units		1.54	AC	Parcel Total Land Area			1.54	Total Land Value			498,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1060	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	309.00	Partial
Stories	2.5		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
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		439,425
Interior Floor 2			Replace Cost		35,750
Heat Fuel	02	Oil	Year Built		475,175
Heat Type	05	Hot Water	Effective Year Built		1979
AC Type	01	None	Depreciation Code		1994
Bedrooms	3		Remodel Rating		A
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		27
Extra Fixtures	0		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		73
Extra Openings	0		Cns Sect Rcnld		346,900
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	416		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	1060		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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	884	884	884	206.21	182,286	
BSM	Basement	0	1,060	212	41.24	43,716	
DCK	Deck	0	184	18	20.17	3,712	
FUS	Finished Upper Story	884	884	884	206.21	182,286	
UAT	Unfinished Attic	0	884	133	31.02	27,425	
Ttl Gross Liv / Lease Area		1,768	3,896	2,131		439,425	



70 S RIVER LN W