

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
NIGRO DAVID J			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
NIGRO ANN FRANCIS			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	163,800	163,800	
136 KING PHILLIPS PATH		SUPPLEMENTAL DATA			RES LAND	1010	396,600	396,600		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1144 Total Acres 3.468 Chapter Lan GIS ID F_862017_2845572			Cyclical 4 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	3,000	3,000	
							Total	563,400	563,400	

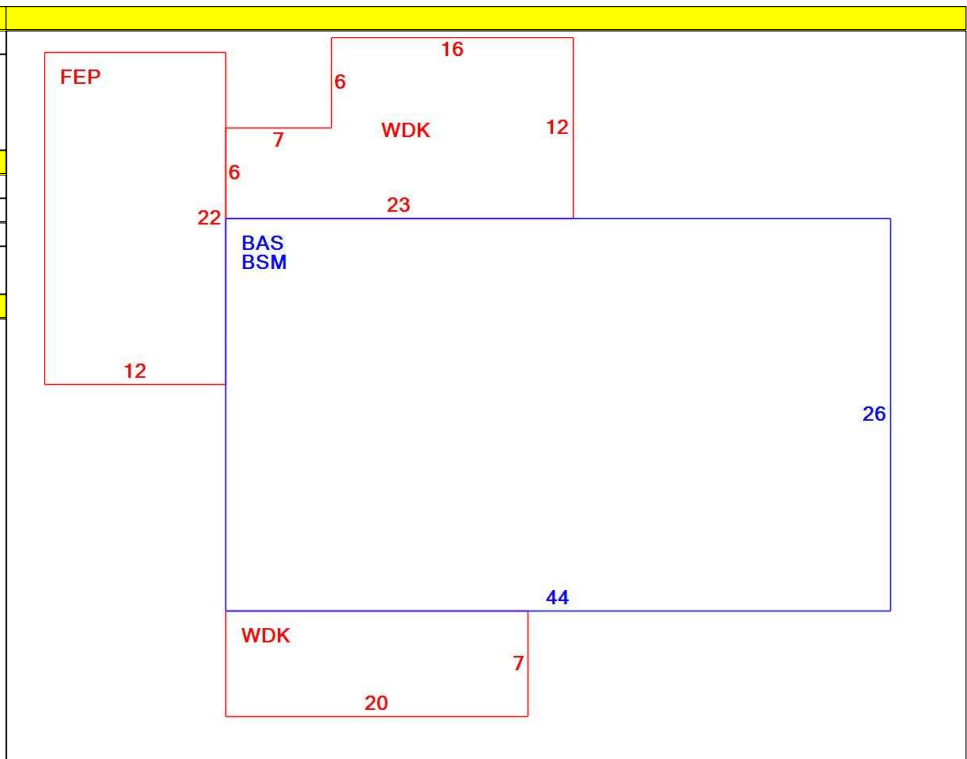
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
NIGRO DAVID J		45507 0040	05-04-2015	Q	I	380,000	00	Year	Code	Assessed	Year	Code	Assessed
MURPHY BRIAN P & MURPHY KIMBERL		31700 0021	11-09-2005	Q	I	410,000	00	2023	1010	176,500	2022	1010	153,600
BOYLE FRLORENCE C		16133 0303	04-28-1998	U	I	1	1F		1010	432,700		1010	359,900
									1010	2,000		1010	2,000
							Total	611,200	Total	515,500	Total	458,200	

EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									APPRAISED VALUE SUMMARY			
									Appraised Bldg. Value (Card) 163,800			
									Appraised Xf (B) Value (Bldg) 0			
									Appraised Ob (B) Value (Bldg) 3,000			
									Appraised Land Value (Bldg) 396,600			
									Special Land Value 0			
									Total Appraised Parcel Value 563,400			
									Valuation Method C			
									Total Appraised Parcel Value 563,400			

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
12190	01-15-1992	AD	Addition	8,000	01-01-1993	100		SCREEN PCH AND DECK	11-03-2015	SJD	9	1	01	Measure - No Entry
11964	07-16-1991	NC	New Construct	1,500		100		UTILITY SHED 14'X8'	04-12-2013	VGS			20	Field Review
									09-11-2007	BSB			01	Measure - No Entry

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	PD	Residual	2.550 AC	35,000.00	0.52235	5	1.00	0050	1.000		1.0000	0.42	46,600	
Total Card Land Units					3.47 AC	Parcel Total Land Area					3.47	Total Land Value				396,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1144	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			Owne
Exterior Wall 2					B
					S
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			221,841
Interior Floor 2			Net Other Adj		8,800
Heat Fuel	02	Oil	Replace Cost		230,641
Heat Type	05	Hot Water	Year Built		1972
AC Type	01	None	Effective Year Built		1992
Bedrooms	3		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	5		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		163,800
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	1		Misc Imp Ovr Comment		
Bsmt Area	1144		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	96	21.00	1980	A	70	C	1.00	1,400
SHD1	Shed	L	112	21.00	1991	A	70	C	1.00	1,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,144	1,144	1,144	141.48	161,853
BSM	Basement	0	1,144	229	28.32	32,399
FEP	Finished Enclosed Porch	0	264	158	84.67	22,354
WDK	Deck	0	374	37	14.00	5,235
Ttl Gross Liv / Lease Area		1,144	2,926	1,568		221,841

