

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
NEUGER PAUL TT			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
NEUGER CAROL DELL TT			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	213,300	213,300
286 CHANDLER ST		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	350,200	350,200	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1634 Total Acres .92 Chapter Lan GIS ID F_862946_2841745			Cyclical Exemption W District Res Exem Assoc Pid#		Total		563,500
								563,500	

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
NEUGER PAUL TT		56843 31	05-24-2022	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
NEUGER PAUL		3820 0353	09-22-1972	U	I	36,900	1	2023	1010	169,300	2022	1010	157,900
									1010	364,700		1010	300,600
									1010	800	2021	1010	800
								Total		534,000	Total		459,300
											Total		404,600

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 Bldg. Value (Card) 213,300			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				
<b>ASSESSING NEIGHBORHOOD</b>							Appraised Ob (B) Value (Bldg) 0					
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Land Value (Bldg) 350,200				
0050							Special Land Value 0					
<b>NOTES</b>							Total Appraised Parcel Value 563,500					
							Valuation Method C					
							Total Appraised Parcel Value 563,500					

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
2018-444	12-06-2018	MN	Maintenance	13,315		100		ROOF	11-03-2021	SJT	10		00	Measure & Listed
15	08-25-2008	MS	Miscellaneous	3,500		100		AMATEUR RADIO TOWER	04-12-2013	VGS			20	Field Review
									07-18-2007	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	40,021 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,200
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			350,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	816	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1.9		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	03	Asphalt			Factor%
Interior Wall 1	05	Drywall	Condo Flr		
Interior Wall 2			Condo Unit		
Interior Floor 1	12	Hardwood	<b>COST / MARKET VALUATION</b>		
Interior Floor 2					289,892
Heat Fuel	03	Gas	Net Other Adj		10,500
Heat Type	05	Hot Water	Replace Cost		300,392
AC Type	01	None	Year Built		1972
Bedrooms	3		Effective Year Built		1992
Full Baths	1		Depreciation Code		A
Half Baths	1		Remodel Rating		
Extra Fixtures	0		Year Remodeled		
Total Rooms	7		Depreciation %		29
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		71
Sq Ft Fin Bsmt	0		Cns Sect Rcnld		213,300
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	816		Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

<b>FUS</b>	<b>12</b>	<b>2</b>	<b>FUS</b>	<b>8</b>	<b>2</b>	<b>FUS</b>	<b>14</b>	<b>2</b>
<b>FNS</b>			<b>BAS</b>					
<b>BAS</b>								
<b>BSM</b>								
								<b>24</b>
								<b>34</b>

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	832	832	832	161.32	134,218	
BSM	Basement	0	816	163	32.22	26,295	
FNS	Finished 90% Story	734	816	734	145.11	118,409	
FUS	Finished Upper Story	68	68	68	161.32	10,970	
Ttl Gross Liv / Lease Area		1,634	2,532	1,797		289,892	

