

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>
NESTOR PATRICIA G & PAUL G TRU 112 UNION BRIDGE ROAD REAL EST 112 UNION BRIDGE RD  DUXBURY MA 02332	1 Level	0 Water	0 Feeder	0 Good	Description	Code	Appraised	Assessed	RESIDNTL 1010 755,500 755,500 RES LAND 1010 323,100 323,100 RESIDNTL 1010 2,400 2,400	
		0 Septic	0 Paved	0 Good						
	<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID		Cyclical 4								
Scnd Home		Exemption								
Tax Class T		W								
Tot Fin Area 3690		District								
Total Acres 1.478		Res Exem								
Chapter Lan										
GIS ID F_861809_2842379		Assoc Pid#								
						Total	1,081,000	1,081,000		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
NESTOR PATRICIA G & PAUL G TRUSTE NESTOR PAUL G	51731	1	10-01-2019	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
	9636	0063	03-06-1990	Q	I	235,500	00	2023	1010	590,500	2022	1010	538,500	2021	1010	447,100
									1010	336,000		1010	277,100		1010	231,100
									1010	1,600		1010	1,600		1010	1,600
								Total	928,100	Total	817,200	Total	679,800			

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					Appraised Bldg. Value (Card)	755,500	
					Appraised Xf (B) Value (Bldg)	0	
					Appraised Ob (B) Value (Bldg)	2,400	
					Appraised Land Value (Bldg)	323,100	
					Special Land Value	0	
					Total Appraised Parcel Value	1,081,000	
					Valuation Method	C	
					Total Appraised Parcel Value	1,081,000	

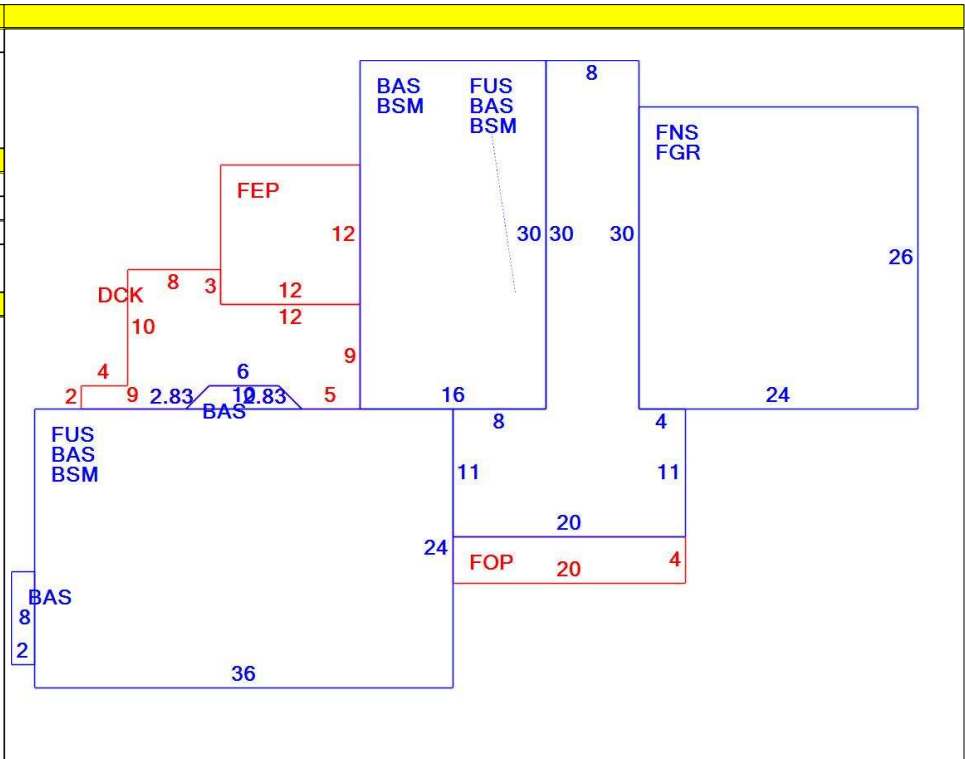
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
BPO-20-153	08-19-2020	MN	Maintenance	98,900		100	09-18-2020	Kitchen Remodel & Replacement	04-12-2013	VGS			20	Field Review
20010372	09-18-2001	NC	New Construct	110,000	05-23-2003	100		2 STORY AD + GRG DK	05-23-2003	KP		1	00	Measure & Listed
13044	12-07-1993	NC	New Construct	2,000	05-20-1998	100		10X16 A FRAME ST SH						
11082	08-14-1989	NC	New Construct	81,000	03-28-1989	100		CL 36 X 22						

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	0.92	0050	1.000		1.0000	8.05	322,000	
1	1010	Single Family	RC	Residual	0.557	AC 2,000.00	1.00000	0	1.00	0050	1.000		1.0000	0.05	1,100	
Total Card Land Units					1.48	AC	Parcel Total Land Area					1.48	Total Land Value			323,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1804	
Model	01	Residential	Bsmt Type	03	
Grade	07	Very Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	01	None			
Bedrooms	4				
Full Baths	3				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	9				
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	1804				

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

COST / MARKET VALUATION		
Net Other Adj		900,598
Replace Cost		20,800
Year Built		921,398
Effective Year Built		1989
Depreciation Code		2003
Remodel Rating		G
Year Remodeled		
Depreciation %	18	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	82	
Cns Sect Rcnd	755,500	
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
SHD1	Shed	L	160	21.00	1993	A	70	C	1.00	2,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,836	1,836	1,836	202.34	371,489
BSM	Basement	0	1,804	361	40.49	73,043
DCK	Deck	0	196	20	20.65	4,047
FEP	Finished Enclosed Porch	0	144	86	120.84	17,401
FGR	Garage	0	624	250	81.06	50,584
FNS	Finished 90% Story	562	624	562	182.23	113,713
FOP	Open Porch	0	80	12	30.35	2,428
FUS	Finished Upper Story	1,324	1,324	1,324	202.34	267,893
Ttl Gross Liv / Lease Area		3,722	6,632	4,451		900,598



112 UNION BRIDGE RD

