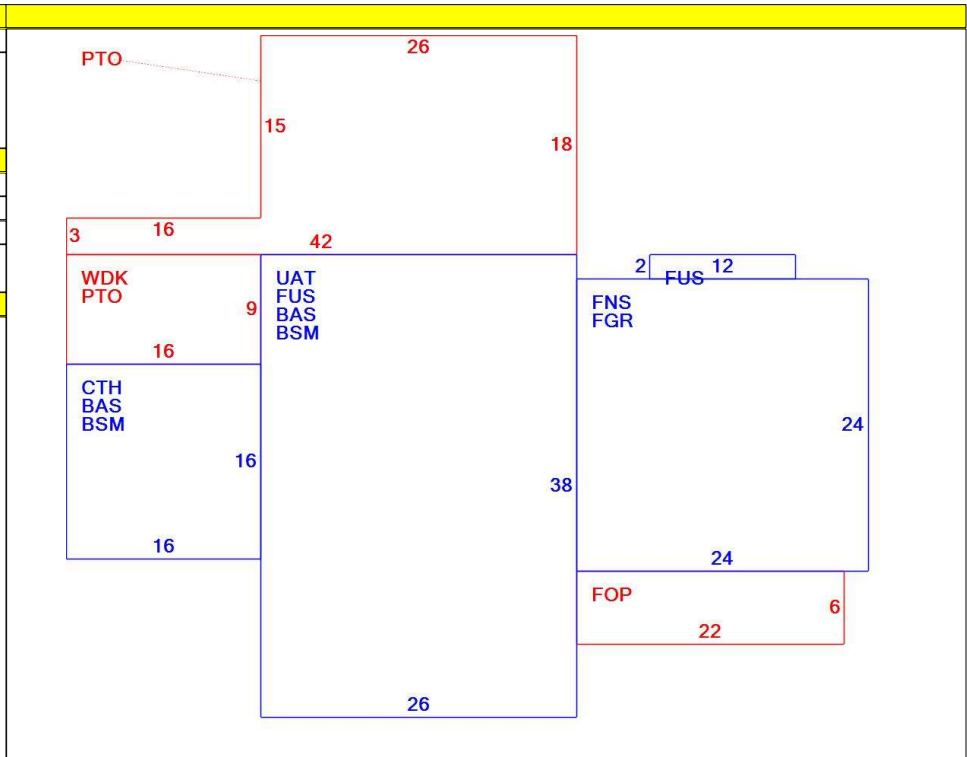


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION				
NEILSON KENNETH			0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed						
NEILSON KATE TROIANO			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	717,200	717,200						
41 WINTER ST					0	Heavy			RES LAND	1010	333,700	333,700						
SUPPLEMENTAL DATA										RESIDNTL	1010	35,400	35,400					
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2774 Total Acres .72 Chapter Lan				Cyclical 4 Exemption W District Res Exem				Total		1,086,300	1,086,300					
GIS ID F_863904_2836147		Assoc Pid#																
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)				
NEILSON KENNETH		51126	149	05-20-2019		Q	I			755,000	00	Year	Code	Assessed	Year	Code	Assessed	
ANZA JAMES III		48366	0152	04-28-2017		Q	I			719,000	00	2023	1010	552,300	2022	1010	507,800	
PIKUL TERRENCE & LIV B		39991	0321	06-02-2011		Q	I			620,000	00		1010	347,300		1010	287,500	
SPRAGUE MACDONALD		34580	0094	05-25-2007		Q	I			650,000	00		1010	19,800		1010	19,800	
PHILLIPS CHRISTOPHER & RENEE TR		29451	0327	11-12-2004		U	I			300,000	1	Total		919,400	Total		815,100	
												Total		703,700				
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						Appraised Bldg. Value (Card)				717,200
0050														Appraised Xf (B) Value (Bldg)				0
												Appraised Ob (B) Value (Bldg)				35,400		
												Appraised Land Value (Bldg)				333,700		
												Special Land Value				0		
												Total Appraised Parcel Value				1,086,300		
												Valuation Method				C		
												Total Appraised Parcel Value				1,086,300		
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	
230	07-27-2007	MS	Miscellaneous	30,000		100		17X39 INGRD P,ENCLOS				11-17-2017	SJD	9		01	Measure - No Entry	
44	02-22-2005	NC	New Construct	248,000		100		SIN FAM DWELLING				04-12-2013	VGS			20	Field Review	
39	02-18-2005	DM	Demolish	10,000		100		DEMO EXISTING DWELL				03-09-2011	KP		6	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	31,363 SF	10.64	1.00000	5	1.00	0050	1.000			1.0000		10.64	333,700	
Total Card Land Units					0.72 AC	Parcel Total Land Area					0.72	Total Land Value					333,700	

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1244	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	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	Net Other Adj		711,967
Interior Floor 2			Replace Cost		67,570
Heat Fuel	03	Gas	Year Built		779,537
Heat Type	04	Forced Air-Duc	Effective Year Built		2005
AC Type	03	Central	Depreciation Code		2013
Bedrooms	4		Remodel Rating		E
Full Baths	2		Year Remodeled		
Half Baths	2		Depreciation %	8	
Extra Fixtures	2		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor	1.000	
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	0		Percent Good	92	
Extra Openings	0		Cns Sect Rcnd		717,200
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	1200		Dep Ovr Comment		
FBM Quality	05	Living Area	Misc Imp Ovr		
Foundation	05	Conc Block	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1244		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
SPL1	Ing Pool - Ave	L	600	64.00	2007	G	85	C	1.00	32,600
SHD1	Shed	L	192	21.00	2010	A	70	C	1.00	2,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,244	1,244	1,244	203.77	253,488
BSM	Basement	0	1,244	249	40.79	50,738
CTH	Cathedral Ceiling	0	256	26	20.70	5,298
FGR	Garage	0	576	230	81.37	46,867
FNS	Finished 90% Story	518	576	518	183.25	105,552
FOP	Open Porch	0	132	20	30.87	4,075
FUS	Finished Upper Story	1,012	1,012	1,012	203.77	206,214
PTO	Patio	0	660	33	10.19	6,724
UAT	Unfinished Attic	0	988	148	30.52	30,158
WDK	Deck	0	144	14	19.81	2,853
Ttl Gross Liv / Lease Area		2,774	6,832	3,494		711,967

