

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
NAHOM MARIA S			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
510 ELM ST			0 Septic	0 Paved	0 Average	RESIDENTL	1010	861,600	861,600
DUXBURY MA 02332		SUPPLEMENTAL DATA			0 Heavy	RES LAND	1010	210,400	210,400
Alt Prcl ID		Cyclical 2							
Scnd Home		Exemption							
Tax Class T		W							
Tot Fin Area 4164		District							
Total Acres .918		Res Exem							
Chapter Lan									
GIS ID F_865071_2835635		Assoc Pid#							
							Total	1,072,000	1,072,000

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)				
REARDON SARAH M	57628 321	01-26-2023	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
NAHOM MARIA S	48102 0337	02-10-2017	U	I	650,000	1	2023	1010	669,100	2022	1010	611,500
GILLIS MICHAEL J & CAPOZUCCA MARI	12904 0330	05-26-1994	U	I	95,000	1		1010	251,900	2021	1010	160,100
RANDALL JR PHILIP W	12560 0337	01-04-1994	U	V	1	1F						
							Total	921,000	Total	771,600	Total	660,400

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

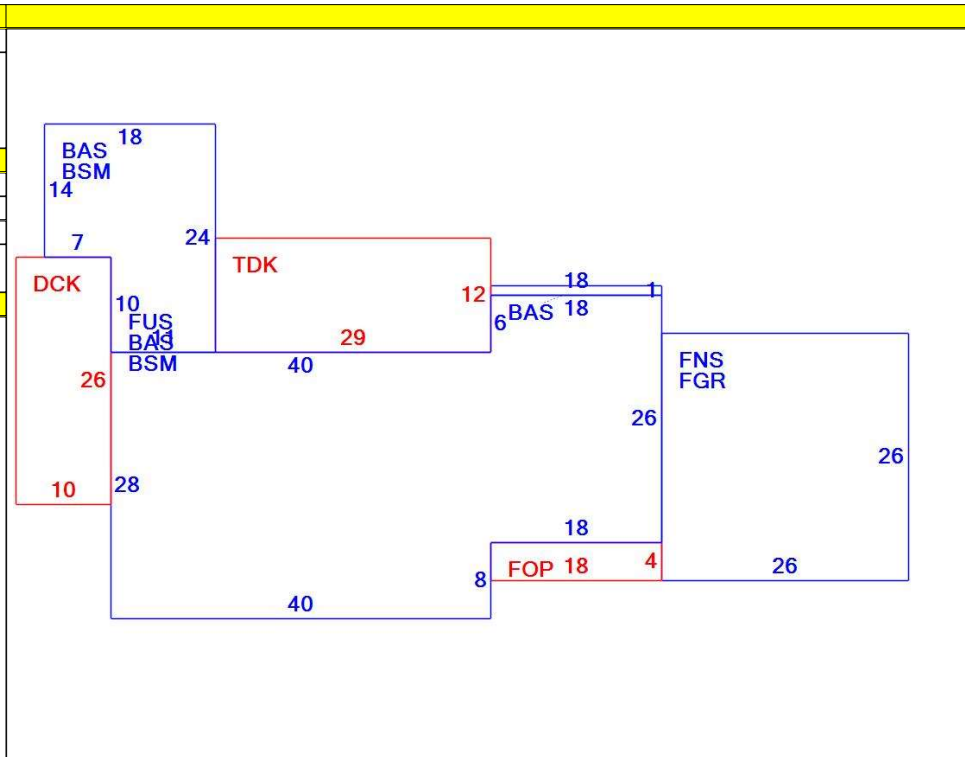
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	861,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	210,400
Special Land Value	0
Total Appraised Parcel Value	1,072,000
Valuation Method	C
Total Appraised Parcel Value	1,072,000

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
2014-78	05-19-2014	MN	Maintenance	40,030	06-30-2014	100		REPLACE 21 WINDOWS & 1 D	11-20-2017	SJD	9		01	Measure - No Entry
2014-47	04-18-2014	MN	Maintenance	15,390	06-30-2014	100		STRIP & REROOF	06-30-2014	JLF	10	1	01	Measure - No Entry
303	07-16-2002	AD	Addition	20,000	02-02-2004	100		FIN 2ND FL OVER GARG	05-21-2014	SJD	6		30	Quality Control
482	12-04-2001	AD	Addition	100,000	03-22-2003	100		2 STY ADD/GARG/PORCH	04-12-2013	VGS			20	Field Review
1	09-17-1998	NC	New Construct	2,000	10-13-1999	100		10X24 DECK	02-02-2004	KP		1	00	Measure & Listed
14861	03-24-1998	NC	New Construct	1,000		100		8' STOCKADE FENCE						
13212	05-20-1994	NC	New Construct	140,000	11-30-1995	100		28X40 SING FAM						

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	SURROUNDING LOTS	E60	0.6000	8.75	210,000
1	1010	Single Family		Residual	0.005	AC	35,000.00	1.96078	5	1.00	0050	1.000		1.0000	1.80	400	
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			210,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1950	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle	CONDO DATA		
Exterior Wall 2	11	Clapboard	Parcel Id		C
Roof Structure	03	Gable			B
Roof Cover	03	Asphalt	Adjust Type	Code	Description
Interior Wall 1	05	Drywall	Condo Flr		Factor%
Interior Wall 2			Condo Unit		
Interior Floor 1	12	Hardwood	COST / MARKET VALUATION		
Interior Floor 2			Net Other Adj		971,915
Heat Fuel	03	Gas	Replace Cost		41,760
Heat Type	05	Hot Water	Year Built		1,013,675
AC Type	01	None	Effective Year Built		1994
Bedrooms	5		Depreciation Code		2006
Full Baths	4		Remodel Rating		G
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		15
Total Rooms	10		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	0		Percent Good		85
Gas Fireplaces	0		Cns Sect Rcnd		861,600
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1950		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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
BAS	First Floor	1,968	1,968	1,968	198.51	390,672
BSM	Basement	0	1,950	390	39.70	77,420
DCK	Deck	0	260	26	19.85	5,161
FGR	Garage	0	676	270	79.29	53,598
FNS	Finished 90% Story	608	676	608	178.54	120,695
FOP	Open Porch	0	72	11	30.33	2,184
FUS	Finished Upper Story	1,588	1,588	1,588	198.51	315,237
TDK	Trex Deck	0	348	35	19.97	6,948
Ttl Gross Liv / Lease Area		4,164	7,538	4,896		971,915

