

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
NOEL MARY JANE (L/E) C/O NOEL NICOLE P 785 CENTRE ST  NEWTON MA 02458			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	274,500	274,500
		<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	249,900	249,900
		Alt Prcl ID	Cyclical 2						
		Scnd Home	Exemption						
		Tax Class T	W						
		Tot Fin Area 1573	District						
		Total Acres .183	Res Exem						
		Chapter Lan							
		GIS ID F_862244_2834495	Assoc Pid#						
							Total	524,400	524,400

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
NOEL MARY JANE (L/E)		48195 0267	03-13-2017	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
NOEL MARY JANE		22541 0343	07-31-2002	Q	I	325,000	00	2023	1010	239,400	2022	1010	218,400
MCNAMARA MAUREEN A		15214 0317	05-30-1997	Q	I	183,000	00		1010	250,300	2021	1010	194,300
							Total	489,700	Total	423,100	Total	382,900	

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)	274,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	249,900
Special Land Value	0
Total Appraised Parcel Value	524,400
Valuation Method	C
Total Appraised Parcel Value	524,400

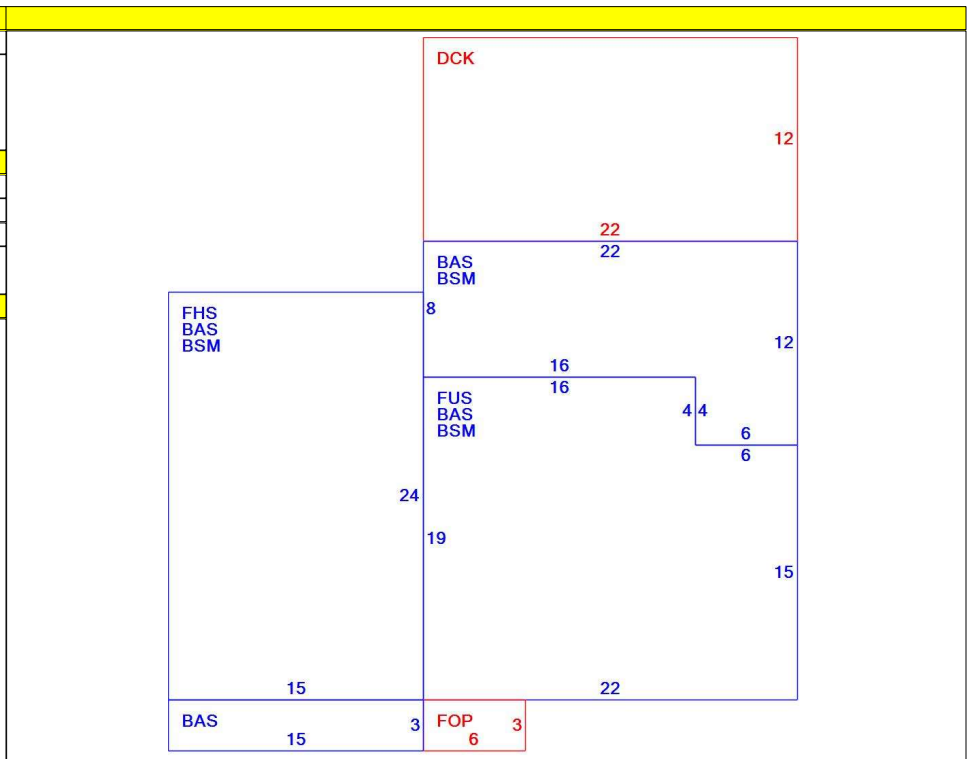
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
QPO-22-14	07-08-2022	MN	Maintenance	10,740		100	07-08-2022	STRIP & REROOF	10-02-2019	SJD	4		20	Field Review
QPO-21-20	08-24-2021	MN	Maintenance	1,640		100	08-24-2021	Weatherization & air sealing.	04-12-2013	VGS			20	Field Review
QPO-21-18	08-10-2021	MN	Maintenance	13,306		100	08-10-2021	Install 3 replacement windows &	12-01-2007	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	PD	Primary	7,984 SF	31.30	1.00000	5	1.00	0050	1.000		1.0000	31.30	249,900	
Total Card Land Units					0.18 AC	Parcel Total Land Area					0.18	Total Land Value				249,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	954	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.5				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
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	02	Oil			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	954				

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

COST / MARKET VALUATION		
Net Other Adj		296,584
Replace Cost		18,980
Year Built		315,564
Effective Year Built		1983
Depreciation Code		2008
Remodel Rating		E
Year Remodeled		
Depreciation %		13
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		87
Cns Sect Rcnld		274,500
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	999	999	999	165.41	165,247	
BSM	Basement	0	954	191	33.12	31,594	
DCK	Deck	0	264	26	16.29	4,301	
FHS	Finished Half Story	180	360	180	82.71	29,774	
FOP	Open Porch	0	18	3	27.57	496	
FUS	Finished Upper Story	394	394	394	165.41	65,172	
Ttl Gross Liv / Lease Area		1,573	2,989	1,793		296,584	

