

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>		
NICKERSON TODD W & KATHERINE NICKERSON FAMILY TRUST 32 PARK VIEW TERR  DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code		Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		463,800	463,800
		SUPPLEMENTAL DATA		0		Medium	RES LAND	1010	355,000		355,000	
Alt Prcl ID		Cyclical		2	RESIDNTL	1010	71,200	30,400	Total		890,000	849,200
Scnd Home		Exemption										
Tax Class T		W										
Tot Fin Area 1871		District										
Total Acres 1.058		Res Exem										
Chapter Lan		Assoc Pid#										
GIS ID F_864064_2835005												

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
NICKERSON TODD W & KATHERINE J T		57361 247	10-26-2022	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
NICKERSON TODD		53652 347	10-20-2020	U	I	1	1A	2023	1010	348,700	2022	1010	292,500	2021	1010	293,300
BOC KATHERINE J		47916 0338	12-22-2016	U	I	10	1A		1010	369,100		1010	304,200		1010	253,500
BOC KATHERINE		44588 0126	07-31-2014	Q	I	439,900	00		1010	16,800		1010	16,800		1010	16,800
LEAHY TIMOTHY J & LEAHY JENNIFER		33747 0062	11-29-2006	Q	I	412,500	00	Total		734,600	Total		613,500	Total		563,600

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)					463,800
					Appraised Xf (B) Value (Bldg)					0
					Appraised Ob (B) Value (Bldg)					71,200
					Appraised Land Value (Bldg)					355,000
					Special Land Value					0
					Total Appraised Parcel Value					890,000
					Valuation Method					C
					Total Appraised Parcel Value					890,000

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-22-119	03-31-2022	MN	Maintenance	28,000		100	03-31-2022	STRIP & RESIDE 5 SQ CLAPBO Install 32 solar rooftop panels. 400' BASEMENT AREA WITH B 20' X 20' 1 LEVEL ADDITION AN REROOF	08-02-2021	SJT	5		20	Field Review
BPO-21-225	05-17-2021	SP	Solar Panels	47,000	08-02-2021	100			05-25-2018	JLF	5	1	07	Measure - Info @ Door
BP-19-348	10-18-2019	RM		72,500		100	02-14-2020		07-28-2015	SJD	9		01	Measure - No Entry
2017-121	04-28-2017	AD	Addition	118,000	05-25-2018	100			04-12-2013	VGS			20	Field Review
162	09-21-2011	MN	Maintenance	6,000		100			09-28-2005	KP		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	40,000	SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.144	AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	5,000
Total Card Land Units					1.06	AC	Parcel Total Land Area					1.06	Total Land Value			355,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1140	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	02	Shed			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	7				
Bath Style	03	Modern			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	400				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	1				
Bsmt Area	1140				

CONDO DATA		
Parcel Id	C	Owne
	B	S
Adjust Type	Code	Description
Condo Flr		
Condo Unit		
COST / MARKET VALUATION		
Net Other Adj		537,398
Replace Cost		35,230
Year Built		1965
Effective Year Built		2002
Depreciation Code		VG
Remodel Rating		
Year Remodeled		
Depreciation %		19
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		81
Cns Sect Rcnld		463,800
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
SPL1	Ing Pool - Ave	L	648	64.00	1984	A	70	C	1.00	29,000
SHD1	Shed	L	96	21.00	1990	A	70	C	1.00	1,400
SLR	Solar Panels	L	32	1050.00	2021	G	85	C	1.00	40,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,580	1,580	1,580	199.63	315,412
BSM	Basement	0	1,580	316	39.93	63,082
CTH	Cathedral Ceiling	0	440	44	19.96	8,784
FAT	Finished Attic	92	308	92	59.63	18,366
PTO	Patio	0	96	5	10.40	998
TDK	Trex Deck	0	312	31	19.83	6,188
TQS	Three Quarter Story	624	832	624	149.72	124,568
Ttl Gross Liv / Lease Area		2,296	5,148	2,692		537,398