

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
NISSI JAMES R			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	
NISSI LEISA L			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	84,100	84,100	
242 ENTERPRISE ST		SUPPLEMENTAL DATA				RES LAND	1010	384,600	384,600	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 660 Total Acres 2.368 Chapter Lan GIS ID F_874012_2850428				RESIDNTL	1010	8,000	8,000	
				Cyclical Exemption W District Res Exem 5					905 DUXBURY, MA	
						Total		476,700	476,700	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
NISSI JAMES R		46524 0191	01-25-2016	Q	I	315,000	00	Year	Code	Assessed	Year	Code	Assessed	
FLANIGAN WILLIAM V & FLANIGAN KAT		23465 0260	11-21-2002	Q	I	231,000	00	2023	1010	90,700	2022	1010	78,900	
									1010	408,300		1010	337,800	
									1010	6,200		1010	6,200	
						Total		505,200	Total		422,900	Total		360,400

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

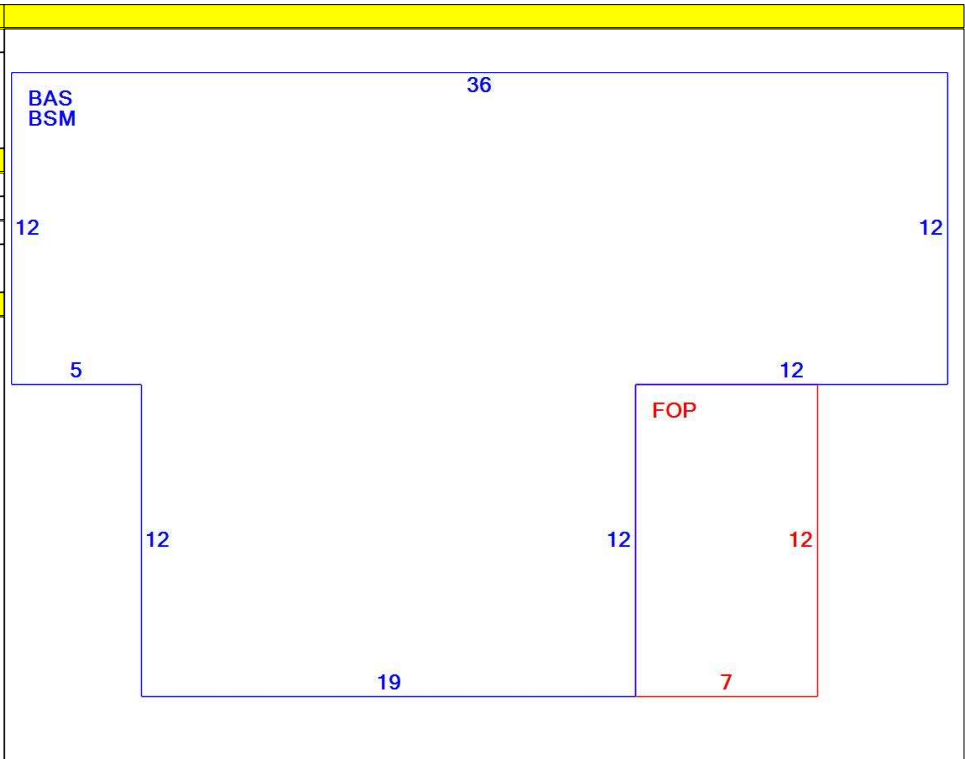
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	84,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	8,000
Appraised Land Value (Bldg)	384,600
Special Land Value	0
Total Appraised Parcel Value	476,700
Valuation Method	C
Total Appraised Parcel Value	476,700

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-23-23	08-03-2023	MN	Maintenance	7,500		100		STRIP & REROOF 14 SQ	06-13-2016	SJD	9		01	Measure - No Entry
2015-261	09-02-2015	MS	Miscellaneous	13,000		100		INSTALL GRID TIED PV SOLAR	09-23-2015	SJD	6		30	Quality Control
33	04-21-2011	MN	Maintenance	10,000	07-29-2013	100		15WIN,2DR,WDSIDING	07-29-2013	BH			01	Measure - No Entry
250	11-29-2010	NC	New Construct	22,000		100		762' FOUNDATION	04-12-2013	VGS			20	Field Review
667	12-15-2003	MS	Miscellaneous			100		WOOD STOVE	10-25-2007	BSB		1	00	Measure & Listed
254	05-20-2003	MN	Maintenance	3,000	09-04-2004	100		REPL 6 WNDWS/RM KITC						

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	0.99	0050	1.000	.99 FACTOR DUE TO EASEME		1.0000	346,500
1	1010	Single Family	RC	Residual	1.450	AC 35,000.00	0.75172	5	1.00	0050	1.000	SEE MEMO		1.0000	38,100
Total Card Land Units					2.37	AC	Parcel Total Land Area					2.37	Total Land Value		384,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	660	
Model	01	Residential	Bsmt Type	04	
Grade	02	Below Average	Unfin Area	0.00	Full
Stories	1		CONDO DATA		
Occupancy	1		Parcel Id		
Exterior Wall 1	14	Wood Shingle	C		Own
Exterior Wall 2			B		S
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	09	Pine/Soft Wood			112,586
Interior Floor 2			Net Other Adj		4,250
Heat Fuel	03	Gas	Replace Cost		116,836
Heat Type	04	Forced Air-Duc	Year Built		1940
AC Type	03	Central	Effective Year Built		1993
Bedrooms	2		Depreciation Code		G
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		28
Total Rooms	4		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		72
Gas Fireplaces	0		Cns Sect Rcnld		84,100
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	660		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
FGR1	Garage - 1 Sto	L	220	52.00	1970	A	70	C	1.00	8,000
SLR	Solar Panels	L	1	1050.00	2015	G	85	C	1.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	660	660	660	139.86	92,307
BSM	Basement	0	660	132	27.97	18,461
FOP	Open Porch	0	84	13	21.64	1,818
Ttl Gross Liv / Lease Area		660	1,404	805		112,586

